

**MINUTES OF A MEETING OF  
NELSON, BRIERFIELD AND REEDLEY COMMITTEE  
HELD AT NELSON TOWN HALL  
ON 2<sup>ND</sup> SEPTEMBER, 2024**

*PRESENT –*

*Councillor F. Ahmad (Chair)*

**Councillors**

*S. Ahmed  
M. Ammer  
N. Ashraf  
M. Iqbal  
Y. Iqbal  
Y. Tennant*

**Co-optees**

*N. Emery (Nelson Town Centre Partnership)*

**Officers in attendance:**

*Alex Cameron                      Principal Planning Officer/Area Co-ordinator  
Jessica Robinson                Committee Administrator*

*(Apologies for absence were received from Councillors R. Anwar, M. Hanif and A. Mahmood and S. Bibi, Nelson Town Council).*



*The following persons attended the meeting and spoke on the following item:*

*Paul Garstang                      Land adjacent to 145 Walton Lane, Nelson                      Minute No. 66  
Marilyn McGinty  
Linda Simcock  
Martin Smith*



**58.    DECLARATION OF INTERESTS**

Members were reminded of the requirements of the Member Code of Conduct concerning the Declaration of Interests. There were no declarations of interest.

**59.    PUBLIC QUESTION TIME**

A resident asked what was happening with the Walton Lane Cemetery Lodge. The Lodge had been sold in September 2023 by way of a Building Licence, with a condition that the purchaser had to complete certain works to the Council's satisfaction within 12 months prior to the sale being completed, and it was clear that that deadline would not be met. The purchaser had, however, removed certain protections which had left the property open to the elements and the resident asked for these protections to be re-established as a matter of urgency to prevent further damage. The resident also enquired about a number of graves that had been unexpectedly dug on the Lodge's lawn. The resident said communication on this matter had been disappointingly lacking.

An update from the Property Services Department on the matter had been made available prior to this meeting and was read by the Chair.

The Council had had to put a stop on any works in March 2024 whilst Heritage England were considering a request to have the Lodge listed in its own right and they had only determined that they did not intend to list it within the last few weeks.

An Officer from the Council's Cemeteries Team had confirmed that the graves being dug on the former lawn area was the next planned phase of graves, and that there was always an intention to dig graves at this location. The disposal of the fire damaged Cemetery Lodge specifically excluded the former lawn area as a new access was to be taken from Walton Lane itself.

There was to be a meeting on Tuesday 3<sup>rd</sup> September, 2024 with the purchaser of the Lodge to agree a way forward for a Listed Building Consent application to be prepared for the improvement works as, in spite of Heritage England's decision, the Lodge had curtilage listed status. The Director of Place would be requested to provide the resident with a further update detailing what actions would be undertaken and likely timescales following that meeting.

## **RESOLVED**

That the Director of Place be requested to provide the resident with a further update detailing what actions would be undertaken at Walton Lane Cemetery Lodge and likely timescales following the meeting being held on Tuesday 3<sup>rd</sup> September, 2024 with its purchaser.

## **REASON**

*In the interests of visual amenity and openness and transparency.*

## **60. MINUTES**

### **RESOLVED**

That the Minutes of the meeting held on 5<sup>th</sup> August, 2024 be approved as a correct record and signed by the Chair.

## **61. PROGRESS REPORT**

A progress report on actions arising from the last meeting of the Nelson, Brierfield and Reedley Committee was submitted for information and was noted.

## **62. POLICE ISSUES**

In the absence of the Police no issues were raised.

## **63. PLANNING APPLICATIONS**

### **(a) Applications to be determined**

The Assistant Director Planning, Building Control and Regulatory Services submitted a report of the following planning applications for determination: -

**24/0197/FUL Full (Major): Erection of 10 no. Bungalows on Land to the North East of 112 Halifax Road, Brierfield for Aim Applications Holdings Ltd.**

The Assistant Director Planning, Building Control and Regulatory Services had circulated an update prior to the meeting which advised that the Applicant had since provided an amended plan which indicated the finished floor levels as well as the levels of the existing properties in the surrounding area. There would not be a perceivable change in levels which would unacceptably impact residential amenity and, as such, the recommendation remained to delegate grant consent but now subject to satisfactory outcome of the drainage issue only.

## **RESOLVED**

That the Assistant Director Planning, Building Control and Regulatory Services be granted **delegated authority to approve** the application subject to satisfactory outcome of the drainage issue and also the following conditions and reasons:-

1. The proposed development hereby permitted shall be begun before the expiration of three years from the date of this permission.

**Reason:** Required to be imposed by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: Location plan 1:1250, Proposed Layout Plan 24/12/1A, Proposed Floor Plans 24/12/2A, Proposed Elevation Plans 24/12/4A (Block B), Proposed Elevation Plans 24/12/3A, Proposed Roof Plans 24/12/15A

**Reason:** For the avoidance of doubt and in the interests of proper planning.

3. Samples of materials including descriptions, name of source/quarry shall be submitted to the Local Planning Authority for written approval prior to commencement of work on the site. The development shall be carried out using only the agreed materials.

**Reason:** In order that the Local Planning Authority can assess the materials in the interest of the visual amenity of the area.

4. Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:
  - (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;
  - (ii) No Surface water will be permitted to discharge to the public sewer network unless otherwise stated by the LPA;
  - (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
  - (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and
  - (v) Foul and surface water shall drain on separate systems.

The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement

national standards. Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

**Reason:** To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.

5. Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:
- a. Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and
  - b. Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

**Reason:** To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development.

6. All windows shall be set back from the external face of the walls by a minimum of 70mm.

**Reason:** To ensure a satisfactory appearance to the development in the interest of visual amenity.

7. The development hereby permitted shall not be commenced until a detailed landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be submitted at a scale of 1:200 and shall include the following:
- a. the exact location and species of all existing trees and other planting to be retained;
  - b. all proposals for new planting including the replacement trees for those which have been removed, and turfing indicating the location, arrangement, species, sizes, specifications, numbers and planting densities;
  - c. an outline specification for ground preparation;
  - d. all proposed boundary treatments with supporting elevations and construction details;
  - e. all proposed hard landscape elements and pavings, including layout, materials and colours;
  - f. the proposed arrangements and specifications for initial establishment maintenance and long-term maintenance of all planted and/or turfed areas.

The approved scheme shall be implemented in its entirety approved form within the first planting season following the substantial completion of the development. Any tree or other planting that is lost, felled, removed, uprooted, dead, dying or diseased, or is substantially damaged within a period of five years thereafter shall be replaced with a specimen of similar species and size, during the first available planting season following the date of loss or damage.

**Reason:** To ensure that the development is adequately landscaped so as to integrate with its surroundings.

8. Before any dwelling unit is occupied waste containers shall be provided to each property.

**Reason:** To ensure adequate provision for the storage and disposal of waste.

9. The side elevation window at plot 10 (closest to plot 9) of the development hereby permitted shall at all times be fitted with obscure glazing to at least level 4 or above unless otherwise agreed in writing by the Local Planning Authority. Any replacement glazing shall be of an equal degree or above. The window shall be hung in such a way as to prevent the effect of the obscure glazing being negated by way of opening.

**Reason:** To ensure an adequate level of privacy to adjacent residential properties.

10. No development shall take place, including any works of site clearance, until a Construction Method Statement including site plan, has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. It shall provide for:

- i) The parking of vehicles of site operatives and visitors
- ii) The loading and unloading of plant and materials
- iii) The storage of plant and materials used in constructing the development
- iv) The erection and maintenance of security hoarding
- v) Wheel washing and mechanical road sweeping facilities
- vi) Measures to control the emission of dust and dirt during construction
- vii) A scheme for recycling/disposing of waste resulting from demolition and construction works
- viii) Details of working hours
- ix) Routing of delivery vehicles to/from site
- x) Timing of deliveries, including no deliveries by HGVs before 9.30am or between 2.30pm - 3.30pm Monday-Friday during school term time
- xi) Measures to ensure that construction and delivery vehicles do not impede access to neighbouring properties.

**Reason:** In the interest of highway safety.

11. No development shall be commenced until full engineering, drainage, street lighting and constructional details of the internal road and footways have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The development shall, thereafter, be constructed in accordance with the approved details, unless otherwise agreed in writing with the Local Planning Authority.

**Reason:** In the interest of highway safety; to ensure a satisfactory appearance to the highway infrastructure serving the approved development; and to safeguard the visual amenities of the locality and users of the highway.

12. Within 3 months of commencement of the development details of the proposed arrangements for the future management and maintenance of the proposed road, footways and all other infrastructure and services within the development, including written confirmation that these will not be offered to the Highway Authority for adoption, should be submitted to and approved by the Local Planning Authority. These should include the establishment of a private management and maintenance company. The road, footways and

other infrastructure shall be maintained in accordance with the approved management and maintenance details thereafter.

**Reason:** To ensure that the internal road, footways and infrastructure serving the development are completed and thereafter maintained to an acceptable standard in the interest of residential/highway safety.

- 13.** No part of the development hereby approved shall be occupied until all the highway works have been constructed and completed in accordance with a scheme that shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority. Works shall include, but not be exclusive to, the construction of the amended access onto Halifax Road to an appropriate standard; the construction of two sections of footway either side of the access to an appropriate standard, including buff coloured tactile paved dropped pedestrian crossings; appropriate carriageway markings and signage at the site access and a street lighting assessment.

**Reason:** In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works.

- 14.** Prior to occupation of the first dwelling visibility splays measuring 2.4m back from the centre line of the access and extending 43m in both directions to the nearside edge of the carriageway on Halifax Road shall be provided at the new access in accordance with the approved plans. Nothing shall be erected, retained, planted and/or allowed to grow at or above a height of 0.9m above the nearside carriageway level which would obstruct the visibility splays. The visibility splays shall be maintained free from obstruction at all times thereafter for the lifetime of the development.

**Reason:** In the interest of highway safety to ensure adequate inter-visibility between highway users at the site access.

- 15.** Prior to first occupation of the approved development the parking and manoeuvring areas shown on the approved plans shall be constructed, laid out and surfaced in bound porous materials and thereafter always remain available for the parking of vehicles associated with the dwellings and shall be kept free from obstructions in perpetuity.

**Reason:** In the interest of highway safety to ensure that satisfactory levels of parking and manoeuvring are provided within the site.

- 16.** Prior to occupation of the first dwelling secure, covered cycle storage at a ratio of one cycle per dwelling shall be provided in accordance with a scheme to be approved by the Local Planning Authority and shall be permanently maintained thereafter.

**Reason:** To ensure that the development provides the infrastructure to support sustainable forms of transport.

- 17.** Prior to first occupation each dwelling shall have an electric vehicle charging point provided in accordance with a scheme to be approved by the Local Planning Authority. Charge points must have a minimum power rating output of 7kW and be fitted with a universal socket that can charge all types of electric vehicle currently available.

**Reason:** To ensure that the development supports sustainable forms of transport.

18. Demolition or construction work shall not begin until a scheme for protecting the residential and business neighbours from noise and vibration from the site during these works has been submitted to and approved in writing by the Local Planning Authority. All measures which form part of the approved scheme shall be adhered to throughout the period of demolition and/or construction.

**Reason:** In the interests of neighbouring amenity

19. Within 3 months of the start of development details of the proposed arrangements for the future management and maintenance of the public open spaces and pedestrian access shall be submitted to and approved by the Local Planning Authority. These should include the establishment of a private management and maintenance company. The open spaces shall be maintained in accordance with the approved management and maintenance details thereafter.

**Reason:** To ensure that the open spaces are completed and thereafter maintained to an acceptable standard in the interest of residential amenity and highway safety.

20. The development may not be begun unless—

- (i) a biodiversity gain plan has been submitted to the Local Planning Authority and
- (ii) the Local Planning Authority has approved the plan

**Phase plan**

- (b) the first and each subsequent phase of development may not be begun unless—
  - (i) a biodiversity gain plan for that phase has been submitted to the planning authority and
  - (ii) the Local Planning Authority has approved that plan

**Reason:** In order to fulfil the obligations for Biodiversity Net Gain, in accordance with the Environment Act 2021, Schedule 14

21. No part of the development commence unless and until a Planning Obligation pursuant to section 106 of the Town & Country Planning Act, 1990 (or any subsequent provision equivalent to that section) has been made with the Local Planning Authority. The said obligation shall provide for monitoring of Biodiversity Net Gain over a 30 year period.

**Reason:** To ensure that the proposed development makes provision to enhance biodiversity on the site and that this can be monitored for a period no less than 30 years following completion of the development.

22. Prior to the commencement of development the applicant shall have submitted to and have agreed in writing by the Local Planning Authority a method statement which sets out in detail the method, standards and timing for the investigation and subsequent remediation of any contamination which may be present on site. The method statement shall detail how:-
- a) an investigation and assessment to identify the types, nature and extent of land contamination affecting the application site together with the risks to receptors and potential for migration within and beyond the site will be carried out by an appropriately qualified geotechnical professional (in accordance with a methodology for investigations and

assessments which shall comply with BS 10175:2001) will be carried out and the method of reporting this to the Local Planning Authority; and

**b)** a comprehensive remediation scheme which shall include an implementation timetable, details of future monitoring and a verification methodology (which shall include a sampling and analysis programme to confirm the adequacy of land decontamination) will be submitted to and approved in writing by the Local Planning Authority.

All agreed remediation measures shall thereafter be carried out in accordance with the approved implementation timetable under the supervision of a geotechnical professional and shall be completed in full accordance with the agreed measures and timings, unless otherwise agreed in writing by the Local Planning Authority.

In addition, prior to commencing construction of any building, the developer shall first submit to and obtain written approval from the Local Planning Authority a report to confirm that all the agreed remediation measures have been carried out fully in accordance with the agreed details, providing results of the verification programme of post-remediation sampling and monitoring and including future monitoring proposals for the site.

### **Informative**

**1.** The grant of planning permission will require the applicant to enter into an appropriate legal agreement (Section 278), with Lancashire County Council as the Highway Authority prior to the start of any development. For the avoidance of doubt works shall include, but not be exclusive to: • the construction of the amended access onto Halifax Road to an appropriate standard, including radius kerbs and buff coloured tactile paved dropped pedestrian crossings on both sides of the access, • construction to an appropriate standard of two sections of footway to extend the existing footways on both sides of the access on Halifax Road, • the provision of appropriate carriageway markings and signage at the junction of the new access with Halifax Road, • a street lighting assessment. The applicant should contact the county council for further information by telephoning the Development Control Section (Area East) on 0300 123 6780 or by email on [developeras@lancashire.gov.uk](mailto:developeras@lancashire.gov.uk), in the first instance to ascertain the details of such an agreement and the information to be provided, quoting the relevant planning application reference number.

**2.** This consent does not give approval to a connection being made to Lancashire County Council's highway drainage system.

**3.** The contractor shall have regard to the relevant parts of BS 5228 1997 "Noise and Vibration Control on Construction and Open Sites" during the planning and implementation of site activities and operations.

**4.** The Local Planning Authority expects that the best practical means available in accordance with British Standard Codes of practice 5228:1997 Parts 1 to 4 shall be employed at all times to minimise the emission of noise from the site.

**5.** Reference should be made to the Council's 'Code of Practice for Construction and Demolition Sites'.

**Reason:** To ensure a satisfactory standard of amenity for neighbouring properties.

**6.** The Borough of Pendle Council has announced a climate emergency, therefore to help improve air quality there should be no burning of any materials on site. Pendle Borough Council receives many complaints about smoke from bonfires, which are inappropriate in any



area of the borough. The practice of burning wastes on site is an old-fashioned practice, which normally constitutes an offence under the Duty of Care provisions of the Environmental Protection Act 1990. The applicant is cautioned against permitting any bonfire to take place during demolition, site clearance or construction. For further information contact Environmental Health at Pendle Borough Council by telephoning (01282) 661199.

### **REASON FOR DECISION**

***Section 38 of the Planning and Compulsory Purchase Act 2004 requires that applications be determined in accordance with the development plan unless material considerations indicate otherwise. The proposed development would accord with Local Planning Policy and would be compliant with the guidance set out in the Framework. The development therefore complies with the development plan. There is a positive presumption in favour of approving the development and there are no material reasons to object to the application.***

#### **24/0320/HHO Full: Erection of a rear extension to ground and basement floor at 262 Manchester Road, Nelson for Mr. Wajid Nadeem**

Determination of this application had been deferred from the last meeting to allow for a site visit which was undertaken prior to this meeting.

*(Before the vote was taken, the Principal Planning Officer advised that a decision to approve the application would represent a significant departure from policy ENV2 of the Adopted Pendle Local Plan Part 1: Core Strategy. The matter would therefore be referred to the Head of Legal and Democratic Services and subject to his agreement the decision would stand referred to the Development Management Committee.)*

### **RECOMMENDATION**

That the Development Management Committee be recommended to **grant** planning permission subject to appropriate conditions and reasons.

#### **24/0321/HHO Full: Erection of a rear extension to the ground and basement floor at 264 Manchester Road, Nelson for Mr. Mohammad Nawaz**

Determination of this application had been deferred from the last meeting to allow for a site visit which was undertaken prior to this meeting.

*(Before the vote was taken, the Principal Planning Officer advised that a decision to approve the application would represent a significant departure from policy ENV2 of the Adopted Pendle Local Plan Part 1: Core Strategy. The matter would therefore be referred to the Head of Legal and Democratic Services and subject to his agreement the decision would stand referred to the Development Management Committee.)*

### **RECOMMENDATION**

That the Development Management Committee be recommended to **grant** planning permission subject to appropriate conditions and reasons.

**24/0495/HHO Full: Erection of a rear dormer to facilitate a loft conversion and a first-floor rear extension at 119 Clayton Street, Nelson for Ms. Shabnam Kanval**

The Assistant Director Planning, Building Control and Regulatory Services had circulated an update prior to the meeting which advised that two further objections had been received from neighbours and were summarised in the report. Some of the issues raised were not material planning considerations and impacts on the visual amenity of the area and significance of the Conservation Area had already been addressed in the Committee report. The recommendation to approve the application, therefore, remained.

*(Before the vote was taken, the Principal Planning Officer advised that a decision to refuse the application would represent a significant risk of costs. The matter would therefore be referred to the Head of Legal and Democratic Services and subject to his agreement the decision would stand referred to the Development Management Committee.)*

**RECOMMENDATION**

That the Development Management Committee be recommended to **refuse** planning permission on the grounds of unacceptable impact on the streetscene.

**(b) Planning Appeals**

The Assistant Director Planning, Building Control and Regulatory Services reported that there were no new or outstanding planning appeals, which was noted.

**64. ENFORCEMENT ACTION**

The Head of Legal and Democratic Services submitted an update on enforcement matters, which was noted.

**65. AREA COMMITTEE BUDGET 2024/2025**

The Head of Housing and Environmental Health submitted a report on the Area Committee's Budget for 2024/25. Consideration of the following bids had been deferred from the last meeting of this Committee to allow for further detail on each to be provided:

Pendle Borough Council (PBC) – Capital Projects – Brierfield West and Reedley	£19,992
PBC – Refurbishment of Street Furniture at Nelson Town Centre	£1,500
PBC - Litter and Dog Waste Bins	£2,000
PBC - Edge End Cricket Reinstatement	£6,588
PBC - Premises Improvement Grants	£15,000
Friends of Victoria Park - Public Liability Insurance for Victoria Park Events	£75
RC Lions Cricket Club - Healthy Living Through Sport	£500
Bradley Ward Projects	£11,731
Brierfield East and Clover Hill Ward Projects	£11,931
Brierfield West and Reedley Ward Projects	£7,958
Marsden and Southfield Ward Projects	£11,931
Whitefield and Walverden Ward Projects	£11,856

The first two PBC bids had originally been submitted in 2023/24 and Members now needed to confirm whether the schemes were to be carried forward for funding from the Committee's 2024/25 Budget.

The requested further detail had been provided in Appendices 2-7 attached to the report.

## **RESOLVED**

- (1) That the Budget as committed and shown in Appendix 1 attached to the report be noted.
- (2) That the Head of Housing and Environmental Health be requested to allocate the following amounts from the 2024/25 Budget: –
- |  |                |
|--|----------------|
| Pendle Borough Council (PBC) - Litter and Dog Waste Bins                       | £2,000         |
| PBC - Edge End Cricket Reinstatement   | £6,588         |
| PBC - Premises Improvement Grants  | £15,000        |
| Friends of Victoria Park - Public Liability Insurance for Victoria Park Events | £75            |
| <b>Total</b>   | <b>£23,663</b> |
- (3) That consideration of the following bids be deferred to the next meeting of this Committee to allow for an update from the Head of Housing and Environmental Health on the unallocated sum of the 2024/25 Budget to be provided: -
- |   |         |
|---|---------|
| PBC – Capital Projects – Brierfield West and Reedley          | £19,992 |
| PBC – Refurbishment of Street Furniture at Nelson Town Centre | £1,500  |
| RC Lions Cricket Club - Healthy Living Through Sport          | £500    |
| Bradley Ward Projects   | £11,731 |
| Brierfield East and Clover Hill Ward Projects                 | £11,931 |
| Brierfield West and Reedley Ward Projects                     | £7,958  |
| Marsden and Southfield Ward Projects                          | £11,931 |
| Whitefield and Walverden Ward Projects                        | £11,856 |
- (4) That the financial requirements stipulated in paragraph 5 of the report be noted.

## **REASON**

***To enable the Budget to be allocated effectively and in line with financial regulations.***

### **66. LAND ADJACENT TO 145 WALTON LANE, NELSON**

The Director of Resources submitted a report to seek Members' views on a request to declare the land adjoining 145 Walton Lane, Nelson, shown edged in black on the plan attached to the report at Appendix 1, as surplus.

The land was currently used as open amenity land, was well maintained and was recorded on the Council's Asset Register with the designation of open green space.

A nearby resident had expressed interest in acquiring the land, initially for use as a garden. The resident did not reside directly adjacent to the land; therefore, it would not be classed as a garden extension. They had also intimated that, in the future, the land would be used as a possible plot to build a house on for a family member. Members could not see how the nearby resident could use

the land as a garden and felt the land might quickly be developed for housing should it be declared as surplus.

A number of residents attended the meeting to speak on this item and further submitted a petition containing in excess of 250 signatures which supported the retention of the land as open amenity land.

## **RECOMMENDATION**

That the Executive be recommended to refuse the request to declare the land adjoining 145 Walton Lane, Nelson, shown edged in black on the plan attached to the report at Appendix 1, as surplus and to retain it as amenity land.

## **REASONS**

- (1) *To allow Members to decide whether the land should be retained as amenity land or declared surplus and to ensure that the Council receives the market value for the land and relevant use to assure best value is maintained.***
- (2) *The land could not be used as a garden by the nearby resident who had expressed an interest.***
- (3) *For the benefit and enjoyment of local residents.***

## **67. LAND ADJOINING MARSDEN PARK GOLF COURSE, NELSON**

The Director of Resources submitted a report to seek Members' views on a request to grant a grazing license to a local resident over the land adjoining Marsden Park Golf Course, Nelson, shown edged in black on the plan attached to the report at Appendix 1.

The land was currently unused and quite overgrown and due to its location, access to the site was restricted.

The Council had previously rejected a request to sell the land, as it was retained as part of the managed estate and so as not to fragment ownership, however, the land currently did not generate any income and was not being maintained as part of the maintenance programme.

Using the land for grazing would constitute a change of use and, as such, would require planning permission. The granting of a grazing license should, therefore, be subject to the prospective licensor obtaining planning permission prior to the license being granted.

## **RECOMMENDATION**

- (1) That the Executive be recommended to agree to a grazing license being granted over the land adjoining Marsden Park Golf Course, shown edged in black on the plan attached to the report at Appendix 1, subject to planning permission being granted.**
- (2) That the Executive then be recommended to grant delegated authority to the Director of Resources to agree a rental and terms and conditions of entry.**

## **REASONS**

- (1) ***Granting a grazing license over the land would secure occupation of the land, ensuring that the land is well maintained and preventing any anti-social behaviour.***
- (2) ***The Council will receive an annual rental for the land, which is not currently occupied or used.***

## **68. FORMER LUCAS PLAYING FIELDS**

The upper level of the former Lucas Playing Fields site had now been handed over to Pendle Borough Council (PBC) and their Contractor had been on site preparing it for wildflower seeding. The lower level had been prepared by Barnfield Construction Limited's (BCL's) Contractor as a football pitch and had now been seeded.

BCL had also agreed to undertake the following 'snagging' works:

- Repair corner of tarmac on the crescent;
- Install new gate post;
- Fell three dead trees;
- Improve surface of football field;
- Remove large rubble debris from ditch lines;
- Repair and secure manhole cover, and;
- Install aggregate footpath from steps to Clarkson Close, Reedley to the centre of the site.

Furthermore, Brierfield West and Reedley Ward Councillor, Yasser Iqbal had met with BCL's Site Manager on 14<sup>th</sup> August, 2024 to discuss issues with trees on Reedley Road. It was reported that there had been significant developments since that meeting and that it was expected that all works would be completed by the end of October 2024.

## **69. ENVIRONMENTAL BLIGHT**

Members were advised that there were currently no Environmental Blight sites in Nelson, Brierfield and Reedley.

Any new sites should be reported to Tricia Wilson ([tricia.wilson@pendle.gov.uk](mailto:tricia.wilson@pendle.gov.uk)) with a brief description of the site and the problem along with contact details.

## **70. ITEM FOR DISCUSSION**

### **Traffic Calming Measures at Greenhead Lane, Burnley**

Consideration of this item had been deferred from the last meeting to give a concerned resident the opportunity to speak on it, the resident was unable to attend this meeting.

The matter, however, had already been referred to Lancashire County Council Highways and they would be considering it at the next Pendle Traffic Liaison Meeting. Members agreed that, in view of this, no further action was required at this stage.

## **71. OUTSTANDING ITEM**

- Brunswick Street, Nelson Public Realm Improvements (08.07.2024)

Chair \_\_\_\_\_