

# MEETING OF THE DEVELOPMENT MANAGEMENT COMMITTEE

(Members: Councillors M. Adnan (Chair), F. Ahmad, S. Ahmed, M. Aslam, D. Gallear, Y. Iqbal, D. Lord, K. McGladdery, M. Strickland, A. Sutcliffe, Y. Tennant and D. Whipp)

TO BE HELD ON  
**TUESDAY 17<sup>TH</sup> SEPTEMBER 2024**  
AT 7.00 P.M.

**IN THE WILSON ROOM  
AT NELSON TOWN HALL**

Members of the public may speak on any agenda item in which they have a direct interest. A request to speak must be made **in writing or by telephone by 12 noon on the day of the meeting.**

The meeting will be live streamed and can be accessed via the following link:

<https://youtube.com/live/IDaWK2IMXDA>

For further information and to make a request to speak please contact

Joanne Eccles tel: 01282 661654  
[joanne.eccles@pendle.gov.uk](mailto:joanne.eccles@pendle.gov.uk)

**ROSE ROUSE, CHIEF EXECUTIVE**

If you would like this information in a way which is better for you, please telephone us.



اگر آپ یہ معلومات کسی ایسی شکل میں چاہتے ہیں، جو کہ  
آپ کے لئے زیادہ مفید ہو تو براہ مہربانی ہمیں سلیڈیون کریں۔

Under the Openness of Local Government Bodies Regulations 2014, people attending open meetings can film, audio record, take photographs or use social media. Oral commentary is not allowed during meetings as it would be disruptive. If you are attending a meeting, you need to be aware that you may be filmed by others attending. This is not within our control.

## A G E N D A

### 1. Declaration of Interests

Members are reminded of the legal requirements concerning the declaration of interests.

A Member must declare a disclosable pecuniary interest which he/she has in any item on the agenda. A Member with a disclosable pecuniary interest in any item may not participate in any discussion of the matter at the meeting and must not participate in any vote taken on the matter at the meeting.

In addition, the Council's Standing Orders require a Member with a disclosable pecuniary interest to leave the room where the meeting is held while any discussion or voting takes place.

### 2. Minutes

**Enc.** To approve, or otherwise, the Minutes of the meeting held on 20<sup>th</sup> August 2024.

### 3. Planning Applications

**Enc.** The Assistant Director Planning, Building Control and Regulatory Services submits the attached report on the following planning applications for determination –

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

At a meeting of Nelson, Brierfield and Reedley Committee on 2<sup>nd</sup> September 2024 the decision to approve this application was referred as a recommendation to this Committee as the proposed two storey rear extension would be contrary to the guidance of the Design Principles SPD relating to residential amenity impacts and result in unacceptable overbearing impact upon the neighbouring property. This would result in a significant departure from Policy ENV2 of the Core Strategy.

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

At a meeting of Nelson, Brierfield and Reedley Committee on 2<sup>nd</sup> September 2024 the decision to approve this application was referred as a recommendation to this Committee as the proposed two storey rear extension would be contrary to the guidance of the Design Principles SPD relating to residential amenity impacts and result in unacceptable overbearing impact upon the neighbouring property. This would result in a significant departure from Policy ENV2 of the Core Strategy.

#### **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**

At a meeting of Nelson, Brierfield and Reedley Committee on 2<sup>nd</sup> September 2024 the decision to refuse this application was referred as a recommendation to this Committee as the application for a rear dormer and first floor rear extension followed an application refused by this Committee earlier this year (24/0267/HHO) for front and rear dormers and an identical rear extension. The reason for refusal did not refer to the extension or rear dormer.

Given that this Committee effectively approved the extension and rear dormer, it is not a sustainable decision to now refuse an application for that development. It follows that there is a significant risk of a costs award against the Council.