

**MINUTES OF A MEETING OF THE  
DEVELOPMENT MANAGEMENT COMMITTEE  
HELD AT NELSON TOWN HALL  
ON 17<sup>TH</sup> SEPTEMBER 2024**

*PRESENT –*

*Councillor M. Adnan – Chair*

**Councillors**

S. Ahmed  
D. Gallear  
Y. Iqbal  
D. Lord  
K. McGladdery  
R. O'Connor  
M. Strickland  
A. Sutcliffe  
Y. Tennant  
D. Whipp

**Officers**

N. Watson	Assistant Director Planning, Building Control & Regulatory Services
L. Rowland	Committee Administrator

*(Apologies for absence were received from Councillor F. Ahmad.)*



**14. DECLARATION OF INTERESTS**

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

**15. MINUTES**

**RESOLVED**

That the Minutes of the meeting held on 20<sup>th</sup> August 2024 be approved as a correct record and signed by the Chair.

**16. PLANNING APPLICATIONS**

The Assistant Director Planning, Building Control and Regulatory Services submitted a 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 for Mr. Wajid Nadeem**

*(A site visit was carried out prior to the meeting.)*

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. The Planning Officer's recommendation remained to refuse this application.

**RESOLVED**

That planning permission be **refused** for the following reason -

1. The proposed development would have an overbearing impact on the residential amenity of neighbours and the occupants of the application site resulting in an unacceptable impact on the living environment of the occupants of No. 264 Manchester Road and hence would be contrary to policy ENV2 of the Adopted Pendle Local Plan Part 1: Core Strategy, and the principles set out in the Adopted Pendle Design Principles Supplementary Planning Document.

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

*(A site visit was carried out prior to the meeting.)*

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. The Planning Officer's recommendation remained to refuse this application.

**RESOLVED**

That planning permission be **refused** for the following reason –

1. The proposed development would have an overbearing impact on the residential amenity of neighbours and the occupants of the application site resulting in an unacceptable impact on the living environment of the occupants of No. 4 Kensington Street and No. 266a Manchester Road and hence would be contrary to policy ENV2 of the Adopted Pendle Local Plan, and the principles set out in the Adopted Pendle Design Principles Supplementary Planning Document.

**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, Lancashire for Ms Shabnam Kanval**

*(A site visit was carried out prior to the meeting.)*

At a meeting of Nelson, Brierfield and Reedley Committee on 2<sup>nd</sup> September 2024 the decision to refuse this application on the grounds of unacceptable impact on the street scene was referred as a recommendation to this Committee as 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 been addressed in the Committee report.

The Assistant Director, Planning, Building Control and Regulatory Services submitted an update which reported receipt of further objections. The officer recommendation remained to approve the application. It was explained that, as a previous application at this address (24/0267/HHO) had been refused at a past meeting of this Committee solely due to the impact of the front dormer on the conservation area and building, it had effectively been determined that the extension and rear dormer were acceptable. The Planning Officer's recommendation to approve the application was a reflection of the parameters of the previous decision, which had to be taken into account when considering the current application.

**RESOLVED**

That planning permission be **granted** subject to the following conditions -

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 (received on 23.07.24)
- Site Plan (received on 23.07.24)
- Proposed Side Elevations (received on 26.07.24)
- Roof Plans (received on 26.07.24)
- Proposed First Floor and Loft Floor Plan (received on 23.07.24)
- Proposed Front Elevation (received on 23.07.24)
- Proposed Rear Elevation (received on 23.07.24)

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

3. All the external materials to be used in the elevations and roof of the development hereby permitted shall be as stated on the application form and approved plans and there shall be no variation without the prior consent of the Local Planning Authority.

**Reason:** These materials are appropriate to the locality and in order to allow the Local Planning Authority to control the external appearance of the development.

CHAIR \_\_\_\_\_