

**MINUTES OF A MEETING OF THE
DEVELOPMENT MANAGEMENT COMMITTEE
HELD AT NELSON TOWN HALL
ON 19TH NOVEMBER 2024**

PRESENT –

Councillor M. Adnan – Chair

Councillors

F. Ahmad

Y. Iqbal

K. McGladdery

R. O'Connor

M. Stone

A. Sutcliffe

Y. Tennant

Officers

N. Watson

*Assistant Director Planning, Building Control & Regulatory Services
Committee Administrator*

J. Eccles

(Apologies for absence were received from Councillors D. Lord, M. Strickland and D. Whipp.)



17. DECLARATION OF INTERESTS

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

18. MINUTES

RESOLVED

That the Minutes of the meeting held on 17th September 2024 be approved as a correct record and signed by the Chair.

19. PLANNING APPLICATIONS

The Assistant Director Planning, Building Control and Regulatory Services submitted a report on the following planning application for determination -

24/0494/HHO Full: Erection of a two-storey side extension and a single storey rear extension at 2 Wharfedale Avenue, Reedley for Mr Manzoor Ahmed

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

At a meeting of Nelson, Brierfield and Reedley Committee on 7th October 2024 the decision to approve this application was referred as a recommendation to this Committee as the development would represent a significant departure from policy ENV4 of the Pendle Local Plan Part 1: Core Strategy.

An update from the Planning Officer had been circulated prior to the meeting reporting receipt of amended plans showing two off-street car parking spaces. The site visit made it clear that the

lamppost at this location would need to be removed in order to ensure that a vehicle could enter and exit the property in one movement.

RESOLVED

That planning permission be **granted** subject to the following conditions and an additional condition requiring the applicant to obtain consent from LCC to move the lamppost preventing safe access to the car parking spaces prior to the commencement of any works -

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: 2301/01, 2301/002, 2301/003A

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

3. The development hereby permitted shall not be brought into use unless and until the car parking has been provided as set out on approved drawing "Existing and proposed drawing" – Revision E submitted n 19/11/2024. The car parking shall at all times thereafter be available solely for the parking of domestic cars associated with the dwelling. Any fencing around the site that is higher than 1m shall be removed prior to the first use of the development.

Reason: In order to ensure the site is served by adequate and safe off-street parking in order to safeguard highway safety.

4. The facing materials to be used externally on the development hereby authorised shall at all times be as stated on approved drawing "Existing and proposed drawing" – Revision E submitted n 19/11/2024. The colour of the render shall be agreed in writing with the Local Planning Authority prior to it being applied.

Reason: These materials are appropriate for the design of the property.

CHAIR _____