

That the Minutes of the meeting held on 19th November 2024 be approved as a correct record and signed by the Chair.

23.

PLANNING APPLICATIONS

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

24/0094/FUL Full: (Major): Erection of 39 dwellings at Land to the east of Colne Road, Earby for Dalesview Developments Ltd

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

At a meeting of West Craven Committee on 1st April 2025 the decision to refuse this application was referred as a recommendation to this Committee as there was a significant risk of costs being awarded to the Council in the event of an appeal.

An update had been circulated prior to the meeting reporting an amended layout plan which revised the order of Plots 1 to 9, changing Plot 1 from Type 6 to Type 2, which had a smaller gable. The amended plans further reduced any potential impact. The Planning Officer's recommendation remained to approve the application.

RESOLVED

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

1. The proposed development would result in an unacceptable visual impact including the coalescence of the settlements of Earby and Sough contrary to Policies ENV1, ENV2 and LIV5 of the Pendle Local Plan Part 1: Core Strategy, Policy KS DEV 1 of the Kelbrook and Sough Neighbourhood Development Plan and paragraph 135 of the National Planning Policy Framework.
2. The applicant has failed to demonstrate that the development would not result in an increase in off-site flood risk contrary to Policy ENV7 of the Pendle Local Plan Part 1: Core Strategy and paragraph 181 of the National Planning Policy Framework.

24/0802/HHO Full: Erection of a single storey rear extension with associated internal alterations and site works at 39 Elland Road, Brierfield for Mr Muhammad Shehzad

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

At a meeting of Nelson, Brierfield and Reedley Committee on 4th April 2025 the decision to approve this application was referred as a recommendation to this Committee as the development would represent a significant departure from policy ENV2 of the Pendle Local Plan Part 1: Core Strategy and potential maladministration.

RESOLVED

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

1. The proposed rear extension would result in an overbearing impact on the adjoining property, detrimentally affecting the living conditions of its occupants. As such, the development does

not comply with Policy ENV2 of the Pendle Local Plan Part 1: Core Strategy and the Design Principles Supplementary Planning Document.

24/0854/FUL Full: Change of use of part of a ground floor of a dwelling (Use Class C3) to a dessert shop (Use Class E(a) at 181 Leeds Road, Nelson for Mr Mohammad Ibrahim Rana

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

At a meeting of Nelson, Brierfield and Reedley Committee on 4th April 2025 the decision to approve this application was referred as a recommendation to this Committee as the development would represent a significant departure from policy WRK4 of the Pendle Local Plan Part 1: Core Strategy.

RESOLVED

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

1. The application is for a main town centre use located outside of the town centre for Nelson. There are sequentially preferable sites available in the town centre. The development is thus contrary to policy WRK4 of the adopted Pendle Local Plan (core Strategy) and Paragraph 87 of the National Planning Policy Framework.

CHAIR _____