

**MINUTES OF A MEETING OF
NELSON, BRIERFIELD AND REEDLEY COMMITTEE
HELD AT NELSON TOWN HALL
ON 6TH MAY, 2025**

PRESENT –

Councillors

*M. Adnan
F. Ahmad
S. Ahmed
R. Anwar
N. Ashraf
M. Iqbal
Y. Iqbal
M. Kaleem*

Co-optees

N. Emery (Nelson Town Centre Partnership)

Police

PCSO T. Griffiths

(Apologies for absence were received from Councillors Z. Ali, M. Ammer, M. Hanif, A. Mahmood and Y. Tennant.)

Officers in attendance:

*Alex Cameron
Jessica Robinson*

*Principal Planning Officer/Area Co-ordinator
Committee Administrator*



The following person attended and spoke at the meeting on the item indicated: –

Mr. Fahid

*Item for Discussion - Fly tipping and abandoned
vehicles on car park off Bradley Road East and
Leeds Road, Nelson*

Minute No. 17



1. APPOINTMENT OF CHAIR

RESOLVED

That Councillor S. Ahmed be appointed as Chair of the Committee for the Municipal Year 2025/26.

Councillor S. Ahmed – Chair (In the Chair)

2. APPOINTMENT OF VICE-CHAIR

RESOLVED

That Councillor M. Adnan be appointed as Vice-Chair of the Committee for the Municipal Year 2025/26.

3. APPOINTMENT OF CO-OPTEEES

RESOLVED

That a representative from Nelson Town Council, Nelson Town Centre Partnership, Brierfield Town Council and Reedley Hallows Parish Council be co-opted onto the Committee for the Municipal Year 2025/26.

4. 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.

5. PUBLIC QUESTION TIME

A resident of Halifax Road, Nelson attended the meeting to raise their concerns over a recently submitted planning application (25/0149/FUL - Full (Major): Town & Country Planning General Regulations 1992 - Regulation 3 - Change of use of land to cemetery; including car parking, maintenance area and landscaping on Land to the South of Halifax Road, Nelson). The resident's concerns included the presence of a land drain, the condition of the land, the topography of access, the presence of wildlife, the lack of a corridor for a public right of way and also funding arrangements for the development.

The Principal Planning Officer noted the resident's comments but advised that the application could not be discussed at this meeting as it was due to be determined at a future meeting of this Committee. The Officer further advised the resident to submit their comments in writing to the Planning Department, if they had not already done so, so that they could be formally taken into account.

6. MINUTES

RESOLVED

That the Minutes of the meeting held on 3rd April, 2025 be approved as a correct record and signed by the Chair.

7. PROGRESS REPORT

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

8. POLICE ISSUES

The crime statistics for April 2025 compared to the same period in the previous year had been circulated prior to the meeting.

PCSO Griffiths advised Members that the recently launched Clear Hold Build (CHB) operation had been having a positive impact on the crime rates and the number of incident logs made in the Nelson, Brierfield and Reedley area. Regular door knocks were being undertaken as were community surveys.

It was reported that there were issues with vehicles parking and causing a nuisance on Martin Fields, Reedley. The vehicles' occupants were taking drugs, and the area was becoming littered with drug paraphernalia. PCSO Griffiths would add the area to an anti-social behaviour patrol plan, if it wasn't already.

It was also reported that there were issues with speeding vehicles throughout the night and double parking on Taylor Street, Brierfield. Fixed Penalty Notices could be issued to address the double parking issues. The CHB Team were undertaking nighttime patrols and would be asked to focus on this particular area. In addition to this, an operation to tackle anti-social driving in the whole Committee area was due to be launched imminently.

Untaxed vehicles on Dunderdale Avenue, Nelson and the obstructions being caused by the customers of Brunch Corner on Manchester Road, Nelson were also raised as issues. PCSO Griffiths would refer the issues to the relevant Police Teams for the appropriate action to be taken.

Dangerous overtaking and the running of red lights along Leeds Road and Manchester Road in Nelson and Colne Road, Burnley was persisting and the long-term plans to break the route were enquired about. Lancashire County Council were looking to install additional speed cameras along those particular stretches of road to tackle the issues.

In an update on the successes of the Bin the Bangers operation, PCSO Griffiths advised Members that fifteen vehicles had recently been removed from Stanley Street, Brierfield in a single exercise and this was well received by Members.

RESOLVED

That the issues raised at this meeting on Dunderdale Avenue, Nelson, Manchester Road, Nelson, Martin Fields, Reedley and Taylor Street, Brierfield be investigated further by the Police in order for appropriate action to be taken.

REASON

In the interests of community and highway safety.

9. 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: -

24/0876/HHO Full: Erection of a single storey rear kitchen extension at 49 Fountain Street, Nelson for Mrs. Tahira Ayub

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

RESOLVED

That the Assistant Director Planning, Building Control and Regulatory Services be granted

delegated authority to **approve** the application subject to discussions between the Planning Officer and Agent / Applicant and an acceptable amended proposal being agreed and also appropriate conditions and reasons.

25/0017/VAR Variation of Condition: Vary Condition 2 (Plans) to make material amendments to the approved plans of Planning Permission 21/0265/FUL on Site of Former 1 to 33 O'Hagan Court, Brierfield for Together Housing Association

RESOLVED

That determination of this application be **deferred** to the next meeting of this Committee to allow for a site visit.

25/0088/HHO Full: Erection of a single storey rear kitchen extension and the insertion of dormer windows to front and rear roof slopes at 90 Hallam Road, Nelson for Mr. Nasir

RESOLVED

That the application be **approved** subject to 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:

- AB0222 – 02 Proposed Floor Plans (indexed 11.04.25)
- AB0222 – 05 Existing & Proposed Rear Elevations (indexed 11.04.25)
- AB0222 – 07 Roof Plan – Existing & Proposed (indexed 11.04.25)
- AB0222 – 08 Location & Site Plan (indexed 10.02.25)

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.

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, subject to compliance with planning conditions. 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.

25/0170/VAR Variation of Condition: Vary Condition 2 (Plans) of Planning Permission 18/0380/FUL at 29 Parsonage Drive, Brierfield for Mrs. Rizwana Akram

RESOLVED

That the application be **approved** subject to the following conditions and reasons: -

1. The proposed development hereby permitted shall be begun before the expiration of the original permission which is 08.08.2018.

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:

2291 100 Location Plan (13.03.25)
2291 03A Proposed Site Plan (03.04.25)
2291-05 As Built Elevations (13.03.25)
Proposed Floor Plans (Drawing Number – 8030 – 06B – Amendment),

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

3. Prior to the commencement of any development on site, samples of all the external materials to be used in the construction of the roofs, walls and paving together with samples of the colour and finish of windows and doors of the development hereby approved, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter, at all times be carried out in strict accordance with the approved materials and details.

Reason: To ensure a satisfactory form of development in the interest of visual amenity of the area.

4. Notwithstanding the provisions of Article 3 and parts 1 and 2 of the Second Schedule of the Town & Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no development as specified in Classes A, B, C, D, E of Part 1 of Schedule 2 and Class A of Part 2 of Schedule 2 of that Order shall be carried out without express planning permission first being obtained from the Local Planning Authority.

Part 1

- (A) No extensions shall be erected
- (B+C) No alterations to the roof of the building shall be carried out
- (D) No porches shall be erected
- (E) No outbuildings/sheds shall be erected.

Part 2

- (A) No gates or fences shall be erected.

Reason: To enable the Local Planning Authority to control any future development on the site in order to safeguard the character and amenity of the area and impacts on neighbouring properties.

5. No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway improvement has been submitted to, and approved by, the Local Planning Authority.

Reason: In order to satisfy the Local Planning Authority that the final details of the highway scheme/works are acceptable before work commences on site.

6. Before the access is used for vehicular purposes, the part of the access extending from the highway boundary for a minimum distance of 5m into the site shall be appropriately surfaced in a bound porous material.

Reason: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users.

7. The parking area shall be constructed, laid out and surfaced in bound porous materials and a landscaped area planted as shown on the approved plans. The parking area shall thereafter always remain available for the parking of domestic vehicles associated with the dwelling and shall remain free from obstructions.

Reason: In order to ensure satisfactory levels of off-street parking are achieved within the site to prevent parking on the highway to the detriment of highway safety.

8. The first-floor windows in the south side (rear) elevation of the development hereby approved 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.

9. All existing boundary trees and shrubs shall be retained, unless shown on the approved drawings as being removed. All boundary trees and shrubs on, and immediately adjoining the site shall be protected from damage for the duration of works on the site, by the erection of protective fencing in accordance with BS 5837 : 2012. Any of the boundary trees and shrubs removed without the Local Planning Authority's consent or which die or become seriously diseased or otherwise damaged within five years following completion of the approved development, shall be replaced as soon as is reasonably practicable and, in any case, by not later than the end of the first available planting season, with plants of such a size and species and in such positions to be agreed in writing by the Local Planning Authority.

Reason: In order to protect the trees and shrubs on the boundary of the site that provides privacy.

INFORMATIVE

The grant of planning permission will require the applicant to enter into an appropriate Legal Agreement (Section 278), with Lancashire County Council as Highway Authority prior to the start of any development. For the avoidance of doubt the works shall include, but not be exclusive to, the construction of the access to an appropriate standard, any alterations to the existing footways on Barkerfield Close and the re-location of any highway gullies affected. The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant should be advised to contact the County Council for further information by telephoning the Development Support Section (Area East) on 0300 123 6780 or email highways@lancashire.gov.uk, quoting the relevant planning application reference number.

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, subject to compliance with planning conditions. 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.

(b) Planning Appeals

The Assistant Director Planning, Building Control and Regulatory Services submitted a report, for information, on planning appeals, which was noted.

10. ENFORCEMENT ACTION

The Head of Legal and Democratic Services submitted an update on enforcement matters.

Members noted that the appeal against the Enforcement Notice served on the owners of 391 Kings Causeway, Brierfield (Case 4) had been withdrawn and determined that the case should now be removed from the Enforcement Action list.

RESOLVED

That the Head of Legal and Democratic Services be instructed to remove 391 Kings Causeway, Brierfield (Case 4) from the Enforcement Action list.

REASON

The appeal against the Enforcement Notice has been withdrawn.

11. AREA COMMITTEE BUDGET 2025/2026

The Head of Housing and Environmental Health submitted a report which advised Members on the Committee's 2025/26 Budget.

Members were asked to consider a bid from Pendle Borough Council for £1,000 for Litter and Dog Waste Bins.

Members were also asked to consider three late bids from Pendle District Cricket League for £2,000 for an annual Pendle Cricket Tournament, from Pendle United for £1,000 for encouraging young people to take up cricket by playing in a league and from the Friends of Victoria Park for £80 for Public Liability Insurance for events in Victoria Park.

RESOLVED

- (1) That this Committee's 2025/26 Budget as committed and shown in Appendix 2 attached to the report be noted.
- (2) That the Head of Housing and Environmental Health be requested to allocate the following amounts from the 2025/26 Budget: –

Pendle Borough Council – Litter and Dog Waste Bins	£1,000
Pendle District Cricket League – Annual Pendle Cricket Tournament	£2,000
Friends of Victoria Park - Public Liability Insurance for events in Victoria Park	£80
Total	£3,080
- (3) That the Head of Housing and Environmental Health be requested to allocate the remainder 2025/26 Budget as follows: –

Bradley Ward Projects	£12,900
Brierfield East and Clover Hill Ward Projects	£12,900
Brierfield West and Reedley Ward Projects	£8,590
Marsden and Southfield Ward Projects	£12,900
Whitefield and Walverden Ward Projects	£12,900
Total	£60,190
- (4) That the Head of Housing and Environmental Health then be requested to allocate £1,000 from the Bradley Ward Projects allocation to Pendle United to encourage young people to take up cricket by playing in a league.
- (5) That the financial requirements stipulated in paragraph 4 of the report be noted.

REASON

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

12. TRAFFIC LIAISON MEETING

The minutes of the Pendle Traffic Liaison Meeting held on 26th February, 2025 were submitted for information and noted.

13. ST. PHILIP'S C of E PRIMARY SCHOOL – LAND AT OAKFIELD STREET, NELSON

The Director of Resources submitted a report to request that this Committee recommends that the surrender of a part of an existing lease held by Pendle Leisure Trust (PLT) be approved by the Executive to allow terms of transfer of the site to Blackburn Diocese for the St. Philip's C. of E. Primary School building project to be negotiated. The leased area in question was shown hatched on the plan attached to the report at Appendix 1.

St. Philip's C of E Primary School were seeking to build an extension to improve the learning environment for the school but there was no land available attached to the school on which an extension could be built. The school had contacted an Agent regarding the possibility of using the land opposite the back of the school on Oakland Street, Nelson and this was deemed to be a good option. Plans had been drawn up and were attached to the report at Appendix 2.

The land was currently used by vehicles collecting refuse from Wavelengths and for drop-offs. Wavelengths would be having an extension built and the site had been identified for Welfare Facilities and storage for the Contractors during the works. The PLT Board had agreed that following the completion of the extension they would be prepared to surrender this part of the leased area, which would in turn allow the Council to dispose of the site.

Transfer of the land would achieve a capital receipt for the Council. Potential land values were provided in the report but were for information/discussion purposes only. The Diocese would be recommended to obtain their own independent valuation of the site, and the final fee would then be subject to negotiation.

Following discussion and in acknowledgment of the school's need to extend their premises, Members determined that the Executive should be recommended to approve the surrender of the relevant part of the existing lease in order for the site to be transferred to Blackburn Diocese for the school's building project, subject to satisfactory negotiations.

RECOMMENDATION

- (1) That the Executive be recommended to approve the surrender of part of the existing lease held by Pendle Leisure Trust for the land on Oakfield Street, Nelson, as shown hatched on the plan attached to the report at Appendix 1, subject to satisfactory negotiations.
- (2) That the Executive then be recommended to grant delegated authority to the Director of Resources to negotiate the terms of the transfer of the site to Blackburn Diocese for the St. Philip's C of E Primary School building project, subject to satisfactory negotiations.

REASONS

- (1) ***To allow St. Philip's C of E Primary School to build the extension required.***
- (2) ***To allow the Council to achieve an appropriate capital receipt.***

14. LAND TO THE REAR OF 17 BOULSWORTH CRESCENT, NELSON

The Director of Resources submitted a report to ask that Members consider a request to declare the land to the rear of 17 Boulsworth Crescent, Nelson as surplus in order for it be sold to the adjoining resident to extend their garden. The parcel of land in question was shown edged in black on the plan attached to the report at Appendix 1.

The land was currently subject to a garden tenancy to the adjoining resident. The Council had previously disposed of seven garden plots at the rear of Boulsworth Crescent to the adjoining residents. There were thirteen garden plots remaining, which were occupied on annual garden tenancies by the respective adjoining residents.

To ensure that the land was not used for any purpose other than garden land, a covenant would be included in the disposal to ensure the land remained as garden land and could not be developed upon.

Should Members agree that the land could be included within the Council's disposal programme it would receive capital receipts and the liability for costly maintenance would transfer to the purchaser.

Following discussion Members determined that that the Executive should be recommended to declare the land to the rear of 17 Boulsworth Crescent, Nelson surplus to requirements so it could be sold to the adjoining owner.

RECOMMENDATION

- (1) That the Executive be recommended to declare the land to the rear of 17 Boulsworth Crescent, Nelson, as shown edged in black on the plan attached to the report at Appendix 1, surplus to requirements and further approve a sale to the adjoining owner.
- (2) That the Executive then be recommended to grant delegated authority to the Director of Resources to agree a sale price for the land.

REASONS

- (1) ***To allow Members to decide whether the land should be retained within the Council's ownership on a garden tenancy 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) ***To achieve a capital receipt and remove any future liability for maintenance.***

15. PREMISES IMPROVEMENT GRANT SCHEME 2025/26

Following consideration Members determined that Councillors M. Hanif and A. Mahmood be appointed to the Grant Panel for 2025/26.

RESOLVED

That Councillors M. Hanif and A. Mahmood be appointed to the Grants Panel for 2025/26.

REASON

To allow Grant Panel members to be decided by the Members of the Committee.

16. PROVISION OF LITTER/DOG WASTE BINS AND SUBSTATION SITES

- (a) **New Bin**

An allocation of £2,000 from this Committee's Budget 2024/25 was approved at a previous meeting on 2nd September, 2024 and one new bin had since been erected during Quarter 4 for the period 1st January, 2025 to 31st March, 2025, as follows:

LOCATION	DESCRIPTION	TYPE OF BIN	COST PER BIN £
Halifax Road, Nelson	Replace current small p/m litter bin at junction with Scholefield Lane, with larger f/s litter bin	LITTER	£301.04

The total spend was £301.04 which left a balance of £138.30 remaining.

(b) Nelson Area

The Assistant Director Operational Services advised that due to wear, damage or a reduced need for the facility, two bins had been replaced/removed by Operational Services in Quarter 4 for the period 1st January, 2025 to 31st March, 2025, as follows:

LOCATION	DESCRIPTION	TYPE OF BIN	COST PER BIN £
Sun Street, Nelson	Corner of Lomeshaye Way	LITTER	£100.00
Dunderdale Avenue, Nelson	Replace wooden post and re-erect dog bin	DOG	£50.00

(c) Brierfield and Reedley Area

The Assistant Director Operational Services advised that no bins had been replaced/removed by Operational Services in Quarter 4 for the period 1st January, 2025 to 31st March, 2025.

(d) Substation Sites

Members of the Committee were encouraged to report if there were any substations within their area that might need tidying up. Members were asked to provide location details of any substations that were causing a problem with litter and/or fly tipping to Operational Services.

17. ITEM FOR DISCUSSION

Fly tipping and abandoned vehicles on car park off Bradley Road East and Leeds Road, Nelson

The speaker in attendance was a local business owner and was in the process of purchasing a property on Leeds Road, Nelson. The speaker advised Members that the car park at the rear of that property was in a very untidy state due to fly tipping and the presence of abandoned vehicles. The speaker was seeking for the area to be tidied as a matter of priority in the short-term. In the long-term the speaker would be interested in seeking for the Council to grant a long-term lease to them in order for the liability for the car park's maintenance to transfer to them.

The speaker was advised that the Assistant Director Operational Services would be requested to

tidy the site as a matter of priority and commence legal proceedings, where required. The speaker was further advised that the Head of Property and Engineering would be made aware of their interest in a long-term lease in order for the potential disposal of the car park to be the subject of a future report to both this Committee and the Executive.

PCSO Griffiths also advised that the car park would be added to the Bin the Bangers operation's patrol plan so that the abandoned vehicles could be removed by the Police.

RESOLVED

- (1) That the Assistant Director Operational Services be requested to tidy the car park off Bradley Road East and Leeds Road, Nelson as a matter of priority and commence legal proceedings, where required.
- (2) That the Head of Property and Engineering be made aware of the speaker's interest in seeking for the Council to grant a long-term lease for the car park to them in order for its potential disposal to be the subject of a future report to both this Committee and the Executive.

REASON

To address issues at the site in both the short-term and the long-term.

18. EXCLUSION OF PUBLIC AND PRESS

Members agreed to exclude the public and press from the meeting during the following item of business in pursuance of the power contained in Section 100(A) (4) of the Local Government Act, 1972 as amended when it was likely, in view of the nature of the proceedings or the business to be transacted, that there would be disclosure of exempt information which was likely to reveal the identity of an individual.

19. ENVIRONMENTAL CRIME – QUARTER 4

The Assistant Director Operational Services submitted a report on Environmental Crime in Nelson, Brierfield and Reedley in Quarter 4, for the period 1st January, 2025 to 31st March, 2025, along with the totals for 2024/25, which was noted.

Chair _____