

MEETING OF THE DEVELOPMENT MANAGEMENT COMMITTEE

Members: Councillors M. Adnan (Chair), F. Ahmad, S. Ahmed, M. Aslam, A. Bell, S. Cockburn-Price, D. Gallear, Y. Iqbal, M. Strickland, A. Sutcliffe, Y. Tennant and D. Whipp

TO BE HELD ON
TUESDAY 17TH JUNE 2025
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://www.youtube.com/live/n1-dbRlcmts>

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

Joanne Eccles tel: 01282 661654
joanne.eccles@pendle.gov.uk

LAWRENCE CONWAY, INTERIM 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 20th May 2025.

3. Planning Applications

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

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

At a meeting of Nelson, Brierfield and Reedley Committee on 2nd June the decision to approve this application was referred as a recommendation to this Committee as the proposed extension would breach the 45 degree rules to habitable room windows in the properties on both sides. This decision would represent a significant departure from policy ENV2 of the Core Strategy and the guidance of the Design Principles SPD.

25/0169/FUL Full: Change of use from Agricultural storage to mixed use agricultural and commercial storage (Use Class B8) at New Laund Farm, Greenhead Lane, Reedley

At a meeting of Nelson, Brierfield and Reedley Committee on 2nd June the decision to approve this application was referred as a recommendation to this Committee as the access to Greenhead Lane has substandard visibility and traffic from the development would result in an unacceptable risk to highway safety. This decision would represent a significant departure from policy ENV4 of the Core Strategy.

25/0203/PIP Permission in Principle: Erection of 3 no. dwellings at land to the South West of Old Hall Close, Blacko Bar Road, Roughlee

At a meeting of Barrowford and Western Parishes Committee on 4th June the decision to refuse this application on the following grounds -

- The application site is not in a sustainable location; and
- No evidence that the development is required to meet local needs of the community

was referred as a recommendation to this Committee as this decision would represent a significant risk of costs being awarded against the Council in the event of an appeal.

25/0247/FUL Full: Change of use from a dwelling (Use Class C3) to a Children's Residential Home (Use Class C2) for up to 4 no. children at 534 Colne Road, Reedley, Burnley

At a meeting of Nelson, Brierfield and Reedley Committee on 2nd June the decision to refuse this application on the following grounds -

- Lack of information on the proposed residents and perception of harm to the public, children and residential amenity; and
- Noise and disturbance from the proposed use

was referred as a recommendation to this Committee as this decision would represent a significant risk of costs being awarded against the Council in the event of an appeal.