

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 19TH AUGUST 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://youtube.com/live/ShtQNUhhuLQ>

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.

Members' attention is also drawn to the requirements of the Council's Code of Conduct relating to the disclosure of Other Registrable Interests and Non-Registrable Interests.

2. Minutes

Enc. To approve, or otherwise, the Minutes of the meeting held on 17th June 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 –

25/0110/OUT *Outline: Erection of 9 detached and semi-detached dwellings with integral, attached and detached garages (Access, Layout, Scale and Landscaping) at 425 Gisburn Road, Blacko*

At a meeting of Barrowford and Western Parishes Committee on 6th August the decision to refuse this application on the grounds of impact on visual amenity (Policy ENV2) drainage (Policy ENV7 and para 182 of the National Planning Policy Framework) and highway safety (Policy ENV4) 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.

25/0177/HHO *Full: Erection of a single storey rear extension at 41 Beaufort Street, Nelson.*

At a meeting of Nelson, Brierfield and Reedley Committee on 4th August 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 a habitable room window in the adjoining property and therefore would represent a significant departure from Policy ENV2 of the Core Strategy and the guidance of the Design Principles SPD.

25/0293/FUL *Full: Retention of racing pigeon loft and replacement of former loft at 8 Albert Street, Nelson*

At a meeting of Nelson, Brierfield and Reedley Committee on 4th August the decision to approve this application was referred as a recommendation to this Committee as this development would be a significant departure from Policies ENV1 and ENV2, because it is not of a design conducive to the conservation area and would have a harmful effect on the privacy of neighbours, adversely impacting their residential amenity.

25/0337/FUL Full: Conversion of vacant church (Use Class F1(f)) into 6 no. residential flats (Use Class C3) and other associated works at Saint Peter and Saint Pauls Roman Catholic Church, Gisburn Road, Barrowford

At a meeting of Barrowford and Western Parishes Committee on 6th August the decision to grant this application was referred as a recommendation to this Committee as the decision would represent a significant departure from Policy SUP1 of the Adopted Pendle Local Plan Part 1: Core Strategy, and Paragraph 88 of the National Planning Policy Framework.

25/0388/PIP Permission in Principle: Erection of up to 5 no. dwellings at Greenbank Farm, Greenbank Drive, Fence

At a meeting of Barrowford and Western Parishes Committee on 6th August the decision to refuse this application based on impact on the green belt 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.