

**MINUTES OF A MEETING OF THE  
DEVELOPMENT MANAGEMENT COMMITTEE  
HELD AT NELSON TOWN HALL  
ON 17<sup>TH</sup> JUNE 2025**

*PRESENT –*

*Councillor M. Adnan (Chair)*

**Councillors**

*N. Ahmed  
S. Ahmed  
A. Bell  
S. Cockburn-Price  
D. Gallear  
M. Iqbal  
Y. Iqbal  
A. Sutcliffe  
Y. Tennant  
D. Whipp*

**Officers**

<i>N. Watson</i>	<i>Assistant Director Planning, Building Control &amp; Regulatory Services</i>
<i>J. Eccles</i>	<i>Committee Administrator</i>

*(Apologies for absence were received from Councillor M. Strickland.)*



*The following people attended and spoke on the item indicated –*

<i>Uzma Ayoub</i>	<i>24/0876/FUL Full: Erection of a single storey rear kitchen extension at 49 Fountain Street, Nelson for Mrs Tahira Ayub</i>	<i>Minute No.7</i>
<i>Alan Kinder Martin Schofield</i>	<i>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</i>	<i>Minute No.7</i>
<i>Lee Greenwood Anthony Singleton Wayne Clarke Zac Kaye Sarah Seed</i>	<i>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</i>	<i>Minute No.7</i>
<i>Lee Greenwood</i>	<i>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</i>	<i>Minute No.7</i>

**5. DECLARATION OF INTERESTS**

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

**6. MINUTES**

**RESOLVED**

That the Minutes of the meeting held on 20<sup>th</sup> May 2025 be approved as a correct record and signed by the Chair.

**7. PLANNING APPLICATIONS**

The Assistant Director Planning, Building Control and Regulatory Services submitted a 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 for Mrs Tahira Ayub**

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

At a meeting of Nelson, Brierfield and Reedley Committee on 2<sup>nd</sup> June 2025 the decision to approve this application was referred as a recommendation to this Committee as this decision would represent a significant departure from policy ENV2 of the Core Strategy and the guidance of the Design Principles SPD.

**RESOLVED**

That planning permission be **granted** subject to the following conditions –

1. The development must be begun not later than three years from the date of this permission.

**Reason:** To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: AB01 76 - 02B; AB01 76 - 03A (Amended plans- 14 May 2025)

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

3. The external materials of the walls, roof, windows, and doors of the extension shall be as specified in the approved application form and drawings unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** To ensure a satisfactory visual appearance to the development in accordance with Policies ENV1 and ENV2 of the Local Plan Part 1: Core Strategy.

**INFORMATIVES:**

1. No construction work shall take place outside the hours of 08:00 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays. No work shall be carried out on Sundays or Public Holidays.

**Reason:** In the interest of protecting the residential amenity of neighbouring occupiers.

## **REASON**

***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 housing 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.***

**25/0169/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 for Mr T. Balmer**

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

At a meeting of Nelson, Brierfield and Reedley Committee on 2nd June 2025 the decision to approve this application was referred as a recommendation to this Committee as this decision would represent a significant departure from policy ENV4 of the Core Strategy.

## **RESOLVED**

That planning permission be **granted** subject to the following conditions –

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: 2322-11; 2322-10, 4A (13 Mar 2025)

**Reason:** To ensure the development is implemented in accordance with the approved plans and to avoid ambiguity.

3. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended), the development hereby approved shall be used solely for a mixed use of agricultural storage and storage ancillary to the applicant's horticultural business, and for no other purpose (including any other purpose in Class B8 of the Town and Country Planning (Use Classes) Order 1987 as amended).

**Reason:** In the interests of highway safety and to protect the amenity of nearby residents.

4. The use hereby permitted shall ensure solely for the benefit of the applicant, Mr Thomas Balmer and for no other person including any employee of the business. Upon Mr Balmer ceasing to occupy the premises or the associated horticultural business ceasing to operate, the use shall revert to agricultural storage only.

**Reason:** The justification for the development rests on the specific personal and operational circumstances of the applicant and would not necessarily be acceptable for general use within Class B8.

5. The building shall not be open to members of the public, customers, or employees who do not reside at the site.

**Reason:** To minimise traffic generation and in the interest of highway safety and rural amenity.

6. The use of the building for ancillary commercial storage purposes shall only take place between 1st October and 31st March in any calendar year. Outside of this period, the use of the building shall be limited to agricultural storage only.

**Reason:** In order to limit the intensity of the use during months when traffic volumes and visibility constraints may pose greater highway safety concerns.

7. A log of all vehicle movements to and from the site associated with the commercial storage use shall be maintained by the applicant and made available to the Local Planning Authority upon request for a period of three years from the date of this decision.

**Reason:** To monitor the scale of use and ensure it remains consistent with that assessed in the application.

8. No external storage of materials, goods, equipment, or waste shall take place outside the approved building.

**Reason:** To protect the visual amenities of the rural area and preserve the openness of the Green Belt.

## **REASON**

***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 housing 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.***

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

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

At a meeting of Barrowford and Western Parishes Committee on 4<sup>th</sup> June 2025 the decision to refuse this application 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.

## **RESOLVED**

That planning permission in principle be approved.

### Informatives

As part of the Technical Details Consent application the following should be provided:-

- 1) Scaled Plans including -
  - A Location Plan;
  - Existing and Proposed Site Layout Plans showing the proposed positions of the new dwellings, the layout of all associated internal highway infrastructure and parking facilities, the position of all cycle and refuse storage facilities, the position of the new vehicular access to the site, and details of existing and proposed land levels;
  - Proposed Floor Plans showing the internal layouts of the new dwellings and their finished floor levels; and
  - Elevational details of the proposed dwellings.
- 2) A Planning Statement which includes an assessment of the likely impact of the development upon the nearby Grade II Listed Roughlee Old Hall,
- 3) A Construction Method Statement.
- 4) An Ecological Survey and Mitigation Strategy.
- 5) A Scheme detailing the measures for discharging Foul and Surface Water from the developed site,
- 6) Biodiversity Net Gain (BNG) requirements:
  - Statement confirming the development is subject to the biodiversity net gain condition.
  - Metric confirming pre-development biodiversity value.
  - UKHab Plan detailing pre-development habitats and their condition.
  - Description of any irreplaceable habitat on the land to which the application relates, that exists on the date of application.
  - Confirmation of how you foresee achieving the 10% net gains.
  - Draft Biodiversity Gain Plan.
  - Draft Habitat Management and Monitoring Plan.
  - Mapping (UKHab or similar) detailing post-development habitats and their condition.
  - Any specific information relating to the preparation and finalisation of a legal agreement (S106) – e.g. draft Heads of terms

## **REASON**

***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 residential 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.***

**25/0247/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 for DVL Properties Ltd**

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

At a meeting of Nelson, Brierfield and Reedley Committee on 2<sup>nd</sup> June the decision to refuse this application 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.

## **RESOLVED**

That planning permission be **granted** subject to the following conditions –

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:

- 25/26/1 Location and Block Plan
- 25/26/03 Proposed Plan
- 25/26/04 Existing and Proposed Elevations

**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.

4. Prior to first occupation of the approved development secure, covered cycle storage for at least two cycles shall be provided in accordance with a scheme to be approved by the Local Planning Authority and permanently maintained thereafter.

**Reason:** To ensure that the development supports sustainable forms of transport

5. The car parking facilities and manoeuvring areas shown on the plans hereby approved shall be made available in accordance with the approved plans prior to the occupation of any of the buildings; such parking facilities and manoeuvring areas shall thereafter be permanently retained for that purpose.

**Reason:** In the interest of highway safety and to ensure adequate parking is available within the site.

**REASON**

***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.***

CHAIR \_\_\_\_\_