

**MINUTES OF A MEETING OF
NELSON, BRIERFIELD AND REEDLEY COMMITTEE
HELD AT NELSON TOWN HALL
ON 4th AUGUST, 2025**

PRESENT –

Councillors

Co-optees

*F. Ahmad
S. Ahmed (Chair)
Z. Ali
R. Anwar
N. Ashraf
M. Aslam
M. Hanif
M. Iqbal
Y. Iqbal
M. Kaleem
A. Mahmood
Y. Tennant*

None present

(Apologies for absence were received from Councillors M. Adnan, M. Ammer and Mr N Emery, Nelson Town Centre Partnership).

Officers in attendance:

<i>David Walker</i>	<i>Assistant Director, Operational Services</i>
<i>Alex Cameron</i>	<i>Principal Planning Officer/Area Co-ordinator</i>
<i>Paul Preston</i>	<i>Democratic Services Manager</i>

Public: 43

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

<i>Ben Copeland (Agent)</i>	<i>Planning Application 24/0149/FUL</i>	<i>Minute No. 45</i>
<i>Alan Nizikiecwicz</i>	<i>Planning Application 24/0149/FUL</i>	
<i>Hamish Wilkie</i>	<i>Planning Application 24/0149/FUL</i>	
<i>Matthew Hargreaves</i>	<i>Planning Application 24 /0149/FUL</i>	
<i>Maureen Roberts</i>	<i>Planning Application 24/0149/FUL</i>	
 <i>Ayesha Balmer</i>	 <i>Planning Application 25/435/PIP</i>	 <i>Minute No. 45</i>
 <i>Timothy Collins</i>	 <i>Planning Application 25/0440/CEA</i>	 <i>Minute No. 45</i>
<i>Angela Ansley</i>	<i>Planning Application 25/0440/CEA</i>	
<i>Maria Williamson</i>	<i>Planning Application 25/0440/CEA</i>	

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41.

PUBLIC QUESTION TIME

There were no public questions.

42. MINUTES

RESOLVED

That the Minutes of the meeting held on 30th June, 2025 be approved as a correct record and signed by the Chair.

43. PROGRESS REPORT

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

44. POLICE ISSUES

PC 1324, Brad Wheeler from Lancashire Constabulary, the new local neighbourhood Officer was unable to attend the meeting but brought to the Committee's attention by prior e-mail correspondence an issue around cars racing around Brierfield, in particular the Halifax Road and Cuckstool Road areas from 5pm onwards. The Police had been conducting speed checkpoints and involving schools through education.

The June 2025 crime figures for Nelson, Brierfield and Reedley were also submitted.

45. 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: -

25/0149/FUL Full: (Major) – Town and Country Planning General Regulations 1992 – Regulation 3 – Change of Use of Land to Cemetery; including car parking, maintenance area and landscaping at land to the south of Halifax Road, Nelson

Several Members of the public spoke on the application. The Assistant Director, Planning, Building Control and Regulatory Services also provided an update report at the meeting.

RESOLVED

That authority to **grant** this application be delegated to the Assistant Director of Planning, Building Control and Regulatory Services in consultation with the Chair subject to appropriate conditions.

25/0177/HHO Full: Erection of a Single Storey rear extension at 41 Beaufort Street, Nelson

(Before the vote was taken, the Principal Planning Officer advised that a decision to approve the application would represent a significant departure from policy. The matter would therefore be referred to the Head of Legal and Democratic Services and subject to his agreement the decision would stand referred to the Development Management Committee.)

RECOMMENDATION

That permission be **granted** subject to appropriate conditions and reasons.

25/0228/HHO FULL: Erection of a two storey front extension at first floor extension at Edge End Hall Cottage, Edge End Lane, Nelson

(Cllr F Ahmad declared a prejudicial interest in the above application and left the meeting before the matter was considered and voted on).

RESOLVED That the application be approved subject to the following conditions:

1. development hereby permitted shall be begun before the expiration of 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, as amended.

- 1.The development hereby permitted shall be carried out in accordance with the following approved plans:

LU259TP202B (08 Jul 2025)

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

- 2.Notwithstanding the submitted details, prior to the commencement of development above ground floor slab level, samples or full details of all external materials, including walling, roofing, windows, doors, rainwater goods, and any stonework detailing, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in strict accordance with the approved materials.

Reason: To ensure the use of appropriate and sympathetic materials in the interests of preserving the character and appearance of the Edge End Conservation Area and the setting of the listed building, in accordance with Policies ENV1 and ENV2 of the Pendle Local Plan Part 1: Core Strategy (2011–2030).

- 3.The first-floor side-facing window on the north-east elevation (facing Edge End Hall) shall be fitted with obscured glass (minimum Level 4) and shall be non-opening unless the parts of the window that can be opened are more than 1.7m above the floor level of the room in which the window is installed. The window shall be retained as such at all times thereafter.

Reason: To safeguard the privacy of neighbouring residents, in accordance with Policy ENV2 of the Pendle Local Plan Part 1: Core Strategy (2011–2030).

- 4.The development hereby approved shall be carried out in full accordance with the recommendations and mitigation measures contained within the Arboricultural Impact Assessment prepared by Iain Tavendale, received [insert date]. No trees within or adjacent

to the site shall be felled, topped, lopped, uprooted or otherwise damaged without prior written consent from the Local Planning Authority.

Reason: To ensure the retention and protection of existing trees that contribute to the visual amenity and character of the area, in accordance with Policy ENV1 of the Pendle Local Plan Part 1: Core Strategy (2011–2030).

5.No development shall commence unless and until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. The CMP shall include the following details:

- Hours of working (including deliveries);
- Site access and traffic management, including routing of construction vehicles;
- Contractor parking and site compound arrangements;
- Dust, noise and vibration control measures;
- Wheel-washing facilities and measures to prevent mud and debris on the highway;
- Storage of materials and waste on site.

The development shall thereafter be carried out in full accordance with the approved CMP.

Reason: To safeguard the residential amenity of nearby occupiers, ensure pedestrian and highway safety, and protect the character of the Conservation Area during the construction period, in accordance with Policies ENV1, ENV2, and 31 of the Pendle Local Plan Part 1: Core Strategy (2011–2030).

6.The development shall be carried out in full accordance with the recommendations and measures contained within the submitted Arboricultural Assessment (dated 14 Jul 2025). All tree protection measures shall be installed prior to the commencement of any development (including site clearance or groundworks) and retained for the duration of construction activities.

No excavation, tipping, storage of materials, or other construction activity shall take place within the Root Protection Areas (RPAs) of the trees identified in the report. No trees shall be pruned, lopped, topped, felled or uprooted without the prior written approval of the Local Planning Authority.

Reason: To safeguard existing mature trees which contribute positively to the character and appearance of the Edge End Conservation Area, and to ensure compliance with BS5837:2012 “Trees in Relation to Design, Demolition and Construction”, in accordance with Policies ENV1 and ENV2 of the Pendle Local Plan Part 1: Core Strategy (2011–2030).

7.No development shall commence unless and until details of a surface water drainage scheme, including sustainable drainage measures (SuDS), have been submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall include details of the surface water run-off rates, on-site attenuation, and a maintenance and management plan. The approved scheme shall be implemented in full prior to first occupation of the development and retained and maintained thereafter.

Reason: To ensure that the development can be adequately drained without increasing flood risk, in accordance with Policy ENV1 of the Pendle Local Plan Part 1: Core Strategy (2011–2030) and the National Planning Policy Framework.

8. Prior to the first occupation of the development hereby approved, the car parking areas shown on the approved plans shall be laid out, surfaced in a bound material, and made available for use. These areas shall thereafter be retained solely for the parking of vehicles associated with the dwelling and kept free from obstruction at all times.

Reason: To ensure adequate off-street parking provision is retained in the interests of highway safety and residential amenity, in accordance with Policy 31 of the Pendle Local Plan Part 1: Core Strategy (2011–2030).

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

(Before the vote was taken, the Principal Planning Officer advised that a decision to approve the application would represent a significant departure from policy. The matter would therefore be referred to the Head of Legal and Democratic Services and subject to his agreement the decision would stand referred to the Development Management Committee.)

RECOMMENDATION

That permission be **granted** subject to appropriate conditions and reasons.

25/0331/HHO Full: Erection of a single storey rear extension at 1 Clifton Road, Reedley.

RESOLVED

That 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: A24-07 04A, A24-07 05A, A24-07 06A.

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

3. All materials to be used in the elevations and roof of the proposed development shall be as stated on the application form and approved drawings and shall not be varied without the prior written permission 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.

Note:

All construction work shall be carried out only within the hours of 8am – 6pm Monday – Friday, 9am – 1pm Saturday and no working Sundays and Bank holidays. Failure to work within these hours may result in a service of a notice under the Control of Pollution Act 1974, and potentially prosecution thereafter.

25/0342/HHO Full: Erection of dormer windows to the front and rear roof slopes of 41 Larch Street, Nelson

RESOLVED

That the application 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: AB0320 - 01, AB0320 - 02, AB0320 - 03, AB0320 - 04, AB0320 - 05, AB0320 - 06

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

3. All materials to be used in the elevations and roof of the proposed development shall be as stated on the application form and approved drawings and shall not be varied without the prior written permission 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.

INFORMATIVES:

All construction work shall be carried out only within the hours of 8am - 6pm Monday - Friday, 9am - 1pm Saturday and no working Sundays and Bank holidays. Failure to work within these hours may result in a service of a notice under the Control of Pollution Act 1974, and potentially prosecution thereafter.

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 is acceptable in terms of design, residential amenity and highway safety. There is a positive presumption in favour of approving the development and there are no material reasons to object to the application.

25/0346/HHO Full: Erection of dormer windows to the front and rear roof slopes and the erection of a single storey rear extension at 35 Fountain Street, Nelson

RESOLVED

That the application 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:

AB0360 - 04 Planning Drawings (indexed 03.07.25)
AB0360 - 01 Existing and Proposed Ground Floor Plan
AB0360 - 03 Proposed First Floor, Second Floor and Roof Plans
AB0360 - 05 Existing and Proposed Side Elevations
AB0360 - 06 Location and Site Plan

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.

INFORMATIVES:

1. All construction work shall be carried out only within the hours of 8am - 6pm Monday - Friday, 9am - 1pm Saturday and no working Sundays and Bank holidays. Failure to work within these hours may result in a service of a notice under the Control of Pollution Act 1974, and potentially prosecution thereafter.

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.

25/0378/HHO Full: Erection of a two storey side and rear extension, part single storey rear extension, a front porch and retention of existing wall to the front of the house at 129 Marsden Hall Road North, Nelson

RESOLVED

That 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:

- U206 - P01 Site Plans
- U206 - P03A Proposed Plans

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. The approved development should not be brought into use unless and until the parking area shown on the approved plans has been constructed, laid out and surfaced in bound porous materials. The parking area shall thereafter always be kept free from obstructions and remain available for the parking of domestic vehicles associated with the dwelling.

Reason: In order to ensure satisfactory levels of off-road parking are achieved within the site.

Informatives

All construction work shall be carried out only within the hours of 8am – 6pm Monday – Friday, 9am – 1pm Saturday and no working Sundays and Bank holidays. Failure to work within these hours may result in a service of a notice under the Control of Pollution Act 1974, and potentially prosecution thereafter.

This consent requires the construction of a new dropped vehicle crossing to the publicly maintained highway on Marsden Hall Road North. Only a contractor approved by Lancashire County Council can undertake the approved works under Section 171 of the Highways Act 1980. Before any work begins at the site, please contact lhsvehiclecrossing@lancashire.gov.uk for the list of approved contractors and to start the Section 171 process.

The alterations to the existing highway as part of the works to construct the dropped vehicle crossing may require changes to the existing street lighting and strengthening of any footway utility boxes, which will be at the applicant's expense.

25/0435/PIP Permission in Principle: Erection of 6 No. dwellings at land to the south of Rockwood Manor, Halifax Road, Nelson

RESOLVED

That the application be approved.

INFORMATIVE

As part of a technical details application the following information should be provided:

- Plans, including location plan, existing and proposed site plan, access visibility splay plan, elevation and floor plans and existing and proposed levels and/or sections.
- Golf Ball Strike Assessment
- Foul and Surface Water Drainage Scheme
- Construction Management Plan
- Tree Survey
- Ecology Survey
- Contamination Assessment
- Coal Mining Risk Assessment
- Biodiversity Net Gain Metric and draft Biodiversity Gain Plan

25/0440/CEA Certificate of Lawful Use (S.192 Proposed Development): Change of use from a dwelling (Use Class C3) to a residential institution (Use Class C2) at 16 Hillside View, Brierfield

RESOLVED

That a lawful development certificate be refused.

Reason for decision:

On the balance of probabilities, the proposed use would result in car parking and activity over and above that which would be experienced by using the premises as a C3 dwelling and as such would result in a material change of use from Use Class C3.

25/0482/HHO Full: Erection of dormer windows to front and rear roof slopes at 16 Charles Street, Nelson

RESOLVED

That the Assistant Director Planning, Building Control and Regulatory Services be delegated authority to **grant** permission subject to appropriate conditions.

(b) Planning Appeals

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

46. ENFORCEMENT ACTION

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

RESOLVED

- (1) That the report be noted; and
- (2) That the Head of Legal and Democratic Services be requested to circulate more detailed updates to the Committee following this meeting on the progress of enforcement action at St Mary's Church, Manchester Road, Nelson and 1 Brier Crescent, Nelson

47. AREA COMMITTEE BUDGET 2025/2026

The Head of Legal and Democratic Services submitted a report which advised Members that the Committee's 2025/26 Budget had now been allocated.

RESOLVED: That the Committee:

- (1) Notes the budget as committed as detailed at Appendix 1 to the submitted report.
- (2) Notes the financial requirements as stipulated in paragraph 4 of the submitted report; and
- (3) Approves funding the bid detailed in paragraph 6 (Marsden Park Pond restoration) and appendix 2 to the submitted report, via the Marsden and Southfield Ward Projects allocation (Scheme 13)

48. PREMISES IMPROVEMENT GRANT SCHEME

This item was withdrawn and has been rescheduled for consideration at the 1st September, 2025 meeting of the Committee.

49. PUBLIC PLACES PROTECTION ORDER – DOG CONTROL

The Committee considered a report of the Director of Resources which informed the Members of the proposed extension of the Dog Control Public Spaces Protection Order (PSPO)..

As a background, the Committee was informed that during May and June, 2025, Town and parish Councils and partners and the public were encouraged to comment on the proposed three year extension of the Dog Control PSPO. Anonymised public comments were appended to the report.

RESOLVED

That the Committee approves the three year extension of the Dog Control Public Spaces Protection Order (PSPO) generally, including sites in Nelson, Brierfield and Reedley specifically.

50. NELSON, BRIERFIELD AND REEDLEY COMMITTEE – PROVISION OF LITTER / DOG WASTE BINS

The Committee received the report of the Assistant Director, Operational Services.

RESOLVED

That the update be noted.

51. PENDLE COUNTRYSIDE ACCESS SERVICE

The Committee received the report of Pendle's Countryside Access Service which detailed enquires resolved in the Brierfield, Nelson and Reedley Area for the 2024-2025 Financial Year.

RESOLVED

That the report be noted.

52. PENDLE TRAFFIC LIAISON MEETING – MINUTES OF THE MEETING HELD ON MONDAY 9th JUNE, 2025

The Committee received for information, the minutes of the Pendle Traffic Liaison meeting held on 9th June, 2025.

RESOLVED

That the minutes be noted.

53. PARKING / SPEEDING MATTERS

The following items were discussed at the request of Members - Parking at Landless Street; Parking at Clegg Street; and Speeding on Clitheroe Road, Brierfield.

The Committee was asked to consider whether it would like a report to come to a future meeting or, where applicable, the matter be referred to an appropriate body.

As the matters encompassed police, community safety and highways matters, details would be passed on to Lancashire Constabulary, Community Safety and Highways and Engineering for their attention.

RESOLVED

That the matters raised which encompassed police, community safety and highways matters, be passed on to Lancashire Constabulary, Community Safety and Highways and Engineering for their attention.

54. ENVIRONMENTAL BLIGHT

The Committee was informed that there were no existing Environmental Blight sites and no new sites had been put forward.

Members were reminded that the definition of an Environmental Blight site was:

- Untidy/derelict piece of Council land requiring tidying up and maintaining.
- Untidy/derelict piece of unregistered land requiring tidying up and maintaining.
- Untidy/derelict piece of **Council-owned or unregistered land** which needs regenerating (eg a former garage colony converted to a landscaped parking area).

New sites should be reported to Tricia Wilson (tricia.wilson@pendle.gov.uk) including a contact name and contact details with a brief description of the site and the problem.

RESOLVED

That the report be noted.

55. EXCLUSION OF THE PUBLIC AND PRESS

RESOLVED

That in pursuance of the power contained in Section 100(A)(4) of the Local Government Act, 1972 as amended, the public and press be excluded from the meeting during the next item of business 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.

56. ENVIRONMENTAL CRIME

The Assistant Director, Operational Services submitted a report which informed Members of the enforcement actions taken during the period between 1st April, 2025 to 30th June 2025 within Nelson, Brierfield and Reedley and provided annual totals for 2025/26.

Chair _____