

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 16TH SEPTEMBER 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/TUFBU2g6Ae8>

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 they have 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 19th August 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 –

25/0245/FUL *Full: Erection of a detached annex within the rear garden curtilage at 269 Barkerhouse Road, Nelson*

At a meeting of Nelson, Brierfield and Reedley Committee on 1st September the decision to approve this application was referred as a recommendation to this Committee as the proposed annex would result in an unacceptable loss of privacy to habitable room windows in the adjoining property, and would represent significant departures from policies ENV2 and LIV5 of the Core Strategy and the guidance of the Design Principles SPD.

25/0374/HHO *Full: Erection of a single storey rear extension at 1 Brier Crescent, Nelson*

At a meeting of Nelson, Brierfield and Reedley Committee on 1st September the decision to approve this application for a retrospective single storey rear extension was referred as a recommendation to this Committee as the extension results in an unacceptable overbearing impact upon the neighbouring property. This would result in a significant departure from Policy ENV2 of the Core Strategy and the guidance of the Design Principles SPD. A materially identical proposed extension was refused by the Council in 2021 which means that if approved, there is a risk of maladministration which could result in a significant risk of cost to the Council.

25/0464/HHO *Full: Erection of dormers to front and rear roof slopes at 3 Spring Street, Nelson*

At a meeting of Nelson, Brierfield and Reedley Committee on 1st September the decision to approve this application was referred as a recommendation to this Committee as the front dormer would cause unacceptable harm to the significance of the Whitefield Conservation Area. The development would be a significant departure from Policies ENV1 and ENV2 and the guidance of the Design Principles SPD.