

**MINUTES OF A MEETING OF THE
DEVELOPMENT MANAGEMENT COMMITTEE
HELD AT NELSON TOWN HALL
ON 19TH AUGUST 2025**

PRESENT –

Councillor F. Ahmad (Vice-Chair, in the Chair)

Councillors

Z. Ali
N. Ashraf
M. Aslam
A. Bell
S. Cockburn-Price
D. Gallear
M. Iqbal
A. Sutcliffe
Y. Tennant
D. Whipp

Also present

N. Ahmed

Officers

N. Watson	Assistant Director Planning, Building Control and Regulatory Services
J. Eccles	Committee Administrator

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



The following people attended and spoke on the item indicated –

Maureen Ivers Liam Saul Rebecca Cohen Amanda Hollings	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	Minute No.10
Will Rogers Tim Friar Iain Lord	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 Paul's Roman Catholic Church, Gisburn Road, Barrowford	Minute No.10
Luke Pringle Jayne Theaker Rick Theaker Jackie Heaps Lee Greenwood	25/0388/PIP - Permission in Principle: Erection of up to 5 no. dwellings at Greenbank Farm, Greenbank Drive, Fence	Minute No. 10

8. DECLARATION OF INTERESTS

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

9. MINUTES

RESOLVED

That the Minutes of the meeting held on 17th June 2025 be approved as a correct record and signed by the Chair.

10. PLANNING APPLICATIONS

The Assistant Director Planning, Building Control and Regulatory Services submitted a 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 for the Executors of the Estate of Mrs D. Holt*

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

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.

RESOLVED

That permission be **refused** for the following reason –

1. The proposed development would result in significant harmful landscape and visual impacts when experienced from public vantage points including the well-used adjacent public right of way. The development would result in an incongruent and alien feature in its setting harmful to the character of the locality. The level of harm would significantly and demonstrably outweigh the benefits of the development contrary to Policies ENV1 And ENV2 of the Pendle Local Plan Part 1: Core Strategy.

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

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

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.

RESOLVED

That planning permission be **refused** for the following reason –

1. The proposed rear extension, by reason of its scale, siting, and proximity to the shared boundary with No. 43 Beaufort Street, would result in an unacceptable overbearing impact and overshadowing to a principal ground floor window serving a habitable space. The development would therefore cause harm to the residential amenity of the adjoining occupiers, contrary to Policy ENV2 of the Pendle Local Plan Part 1: Core Strategy (2011–2030), the Design Principles SPD, and Section 12 of the National Planning Policy Framework.

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

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

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.

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.

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.

25/0337/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 Paul's Roman Catholic Church, Gisburn Road, Barrowford for Mr Tom Friar

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

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.

RESOLVED

That determination of the planning application be **deferred** to allow for further discussions and gathering of evidence to justify the loss of the community use of the building.

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

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

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.

RESOLVED

That permission in principle be **granted** –

INFORMATIVE

As part of a Technical Details application, the following information should be provided:

- Car parking and Cycle Storage Provisions Plan
- Refuse Storage Plan
- Drainage strategy
- Construction Method Statement including site plan
- Coal Mining Risk Assessment
- Street Lighting Assessment
- Swept Path Analysis for a refuse vehicle or large emergency vehicle
- Bat surveys
- Arboricultural Impact Assessment

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 _____