

**MINUTES OF A MEETING OF
NELSON, BRIERFIELD AND REEDLEY COMMITTEE
HELD AT NELSON TOWN HALL
ON 1st SEPTEMBER, 2025**

PRESENT –

Councillors

*M. Adnan
(in the Chair)*

Co-optees

Mr N Emery

*F. Ahmad
R. Anwar
N. Ashraf
M. Aslam
M. Hanif
Y. Iqbal
M. Kaleem
Y. Tennant*

(Apologies for absence were received from the Chair, Councillor S Ahmed and Councillors, Z. Ali, M Ammer, M. Iqbal and A Mahmood).

Officers in attendance:

*Alex Cameron
Paul Preston*

*Principal Planning Officer/Area Co-ordinator
Democratic Services Manager*

Public: 2



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

Murriam Akhtar (Applicant) Planning Application 25/0374/HHO Minute No. 61

57. PUBLIC QUESTION TIME

There were no public questions.

58. MINUTES

RESOLVED

That the Minutes of the meeting held on 4th August, 2025 be approved as a correct record and signed by the Chair.

59. PROGRESS REPORT

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

60. POLICE ISSUES

PC 1324, Brad Wheeler from Lancashire Constabulary, the local neighbourhood Officer was unable to attend the meeting. The Committee was disappointed that there was no police attendance at this meeting and would like to see regular police attendance at these meetings in the future.

61. 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: -

25/0374/HHO FULL: Erection of a single storey rear extension at 1 Brier Crescent, 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 and would have an overbearing impact on neighbours. 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.

25/0425/HHO FULL: Erection of dormers to front and rear roof slopes and the erection of a single storey rear extension at 60 Larch Street, Nelson.

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

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: 25045-01 Town & Country Planning Act 1990 Town & Country Planning (Development Management Procedure) Order (England) 2015 GRANT OF PLANNING PERMISSION 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 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.

REASONS FOR APPROVAL: 1 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.

POLICIES: All Development Plan policies and proposals relevant to this decision and which form part of this decision notice are specified below: CS Policy SDP1 - Presumption in Favour of Sustainable Development CS Policy ENV1 - Protecting and Enhancing Our Natural and Historic Environments CS Policy ENV2 - Achieving Quality in Design and Conservation RPLP Policy 31 - Parking SPDDP - Design Principles Supplementary Planning Document

25/0464/HHO FULL: Erection of dormers to front and rear roof slopes at 3 Spring 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 and would impact on the conservation area. 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.

25/0480/HHO FULL: Erection of a single storey rear extension at 35 Taylor Street, Brierfield.

(Before the vote was taken, the Principal Planning Officer advised that a decision to approve the application would represent a significant departure from policy and would have an overbearing impact on neighbours. The matter would therefore, if approved, 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.)

RESOLVED

That the application be **deferred** for further consultations with the applicant.

25/0245/FUL FULL: Erection of a detached garden within the rear garden curtilage at 269 Barkerhouse Road, 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 and would result in loss of privacy to neighbours. 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.

(b) Planning Appeals

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

62. ENFORCEMENT ACTION

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

RESOLVED

That the report be noted.

63. AREA COMMITTEE BUDGET 2025/2026

The Head of Legal and Democratic Services reported that the Committee had allocated its 2025/26 Budget. A full report would be submitted in due course.

64. PREMISES IMPROVEMENT GRANT SCHEME

Aneesa McGladdery, Principal Economic Development Officer had provided the Committee with a hard copy of a presentation outlining the Premises Improvement Grant Scheme.

RESOLVED

That the presentation, a copy of which had been circulated to the Committee, be noted for information purposes.

65. 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.

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- 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.

Chair _____