

**MINUTES OF A MEETING OF THE
DEVELOPMENT MANAGEMENT COMMITTEE
HELD AT THE RAINHALL CENTRE, BARNOLDSWICK
ON 18TH NOVEMBER 2025**

PRESENT –

Councillor M. Adnan (Chair)

Councillors

*F. Ahmad
S. Ahmed
S. Cockburn-Price
D. Hartley
Y. Iqbal
R. O'Connor
M. Stone
A. Sutcliffe
Y. Tennant
D. Whipp*

Also in attendance

Councillor A. Bell

Officers

<i>N. Watson</i>	<i>Assistant Director Planning, Building Control and Regulatory Services</i>
<i>E. Barker</i>	<i>Legal Services Manager</i>
<i>H. Harkley</i>	<i>Property Lawyer</i>
<i>J. Eccles</i>	<i>Committee Administrator</i>



The following people attended and spoke on the item indicated –

<i>Barry Norcross Malcolm Sterratt Keith Potter James Dixon Mrs Bell Bryony Hartley</i>	<i>25/0144/OUT - Outline (Major): Erection of 98 dwellings (Access, Appearance, Layout and Scale only) including open space and associated infrastructure at site of Fernbank Mill, Fernbank Avenue, Barnoldswick</i>	<i>Minute No. 16(a)</i>
<i>Waj Iqbal County Councillor Azhar Ali</i>	<i>25/0458/FUL - Full: Part retention of function room (Use Class F2 b) at first floor, conversion of ground floor from a Pub (Sui Generis) to 1 no. flat (Use Class C3) and a Restaurant (Use Class E(b)), alterations to frontage, insertion of shutters and the installation of an extraction flue to the side at 129 Manchester Road, Nelson</i>	<i>Minute No. 16(b)</i>
<i>Ian Pawson</i>	<i>25/0602/PIP - Permission in Principle: Erection of 4 no. dwellings at 34 Pasture Lane, Barrowford</i>	<i>Minute No. 16(b)</i>

14. DECLARATION OF INTERESTS

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

15. MINUTES

RESOLVED

That the Minutes of the meeting held on 21st October 2025 be approved as a correct record and signed by the Chair.

16. PLANNING APPLICATIONS

(a) Applications for over 60 housing units

The Assistant Director Planning, Building Control and Regulatory Services submitted a report on the following planning application for determination -

25/0144/OUT *Outline (Major): Erection of 98 dwellings (Access, Appearance, Layout and Scale only) including open space and associated infrastructure at site of Fernbank Mill, Fernbank Avenue, Barnoldswick for Muller Property Group*

(A site visit was undertaken prior to the meeting.)

A planning update was circulated prior to the meeting reporting additional public comments and additional comments from the Lead Local Flood Authority (LLFA) maintaining its objection due to the inadequate surface water sustainable drainage strategy. The update also reported receipt of amended plans which relocated plots 90-93 which resolved the privacy issues that had been raised; a further ecology survey and correspondence with the applicant on the LCC Highways requests for contributions to the bus services, build outs at the junction of Fernbank Avenue and Gisburn Road and improvements along the path between Butts Way and Federation Street.

The Planning Officer recommended that determination of the application be deferred to try to resolve the outstanding issues rather than delegating grant consent, as set out in their original report.

RESOLVED

That consideration of this application be **deferred** to allow for the LLFA objection to be resolved; consultation with the Environment Agency; and further consideration of the legal position in relation to the contributions and off-site highway works conditions requested by LCC.

(b) Referrals from Area Committees

The Assistant Director Planning, Building Control and Regulatory Services submitted a report on the following planning applications for determination -

25/0458/FUL *Full: Part retention of function room (Use Class F2 b) at first floor, conversion of ground floor from a Pub (Sui Generis) to 1 no. flat (Use Class C3) and a Restaurant (Use Class E(b)), alterations to frontage, insertion of*

shutters and the installation of an extraction flue to the side at 129 Manchester Road, Nelson for Mr Taj Ahmed

(A site visit was undertaken prior to the meeting.)

At a meeting of Nelson, Brierfield and Reedley Committee on 3rd November 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 **refused** for the following reason –

1. The application would alter the pattern and nature of use of the premises leading to an increase in on street parking and servicing. The location of the premises is on a traffic controlled junction with restricted parking. The use is likely to lead to increased illegal parking and manoeuvring which would be inimical to highway safety. The development would thus be contrary to paragraph 116 of the National Planning Policy Framework.

25/0480/HHO Full: Erection of a single storey rear kitchen extension at 35 Taylor Street, Brierfield for Mrs Musserat Bano

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

At a meeting of Nelson, Brierfield and Reedley Committee on 3rd November, the decision to approve this application was referred as a recommendation to this Committee as the proposed development 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. The Planning Officer's recommendation was to refuse this application.

RESOLVED

That consideration of the planning application be **deferred** to allow the applicant to submit amended plans.

25/0602/PIP Permission in Principle: Erection of 4 no. dwellings at 34 Pasture Lane, Barrowford for Mr and Mrs Crockett

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

At a meeting of Barrowford and Western Parishes Committee on 5th November 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 permission in principle be **granted** as follows –

INFORMATIVE

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

Development Management Committee (18.11.2025)

- 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.
- Foul and Surface Water Drainage Scheme
- Construction Management Plan
- Tree Survey
- Ecology Survey
- Biodiversity Net Gain Metric and draft Biodiversity Gain Plan

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. Taking into account all material considerations the proposed development is acceptable in principle. 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 _____