

**MINUTES OF A MEETING OF
NELSON, BRIERFIELD AND REEDLEY COMMITTEE
HELD AT NELSON TOWN HALL
ON 26TH FEBRUARY 2026**

*PRESENT –
Councillor S. Ahmed (Chair)*

Councillors

*M. Adnan
M. Ammer
F. Ahmad
Z. Ali
M. Hanif
A. Mahmood
Y. Tennant*

Co-optees

*N. Emery (Nelson
Town Centre
Partnership)*

Officers in Attendance:

<i>E. Barker</i>	<i>Area Co-ordinator</i>
<i>L. Barnes</i>	<i>Senior Planning Officer</i>
<i>R. Ferguson</i>	<i>Committee Administrator</i>

(Apologies for absence were received from Councillors R. Anwar, M Aslam, M Iqbal & M. Kaleem.)

Public: 2

The following person attended the meeting and spoke on the following item -

<i>Ms Naz Shah</i>	<i>26/0019/HHO Full: Retention of existing raised platform with the formation of a planting area to the rear garden at 19 Highgate, Nelson.</i>	<i>Minute No. 122(a)</i>
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117. DECLARATION OF INTERESTS

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

Members' attention was also drawn to the requirements of the Council's Code of Conduct relating to the disclosure of Other Registrable Interests and Non-Registrable Interests.

118. PUBLIC QUESTION TIME

There were no questions from members of the public.

119. MINUTES

RESOLVED

That the Minutes of the meeting held on 2nd February 2026 be approved as a correct record and signed by the Chair.

120. PROGRESS REPORT

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

121. POLICE ISSUES

A police representative was unable to attend the meeting.

The crime statistics for February 2026 were unavailable at the time of the meeting but would be circulated to members once they became available.

122. 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: -

25/0636/HHO Full: Demolition of existing kitchen and the erection of a single storey rear extension at 25 Chapel House Road, Nelson for Mr Awais Zubair.

RESOLVED

That planning permission be **granted**.

25/0701/FUL Full (Major): Erection of building to form a function venue with associated car parking and landscaping at Land at Alder Bank, Manchester Road, Nelson for H S Developments (NW) Ltd.

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.

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

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

- 3 Samples of the external materials of construction to be used on the roof and walls of the development shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. The development shall thereafter be carried out in accordance with the approved details.

Reason: In order for the Local Planning Authority to control the external appearance.

- 4 The submitted Construction Management Plan, or an alternative Construction Management Plan that has been submitted to and approved in writing by the Local Planning Authority, shall be adhered to throughout the construction period for the development.

Reason: In the interests of the safe operation of the adopted highway during the demolition and construction phases.

- 5 For the full period of construction facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary to prevent mud, stones and debris being carried onto the highway. Provision to sweep the surrounding highway network by mechanical means will be available and the roads adjacent to the site shall be mechanically swept as required during the full construction period.

Reason: To prevent stones, mud and debris being carried onto the public highway to the detriment of road safety.

- 6 No building (or use hereby permitted) shall be occupied (or use commenced) until visibility splays 2.4 metres back from the centre line of the access and extending 43 metres on the nearside carriageway edge in both directions have been provided at the access, as shown on the approved plans. Nothing shall be erected, retained, planted and / or allowed to grow at or above a height of 0.9 metres above the nearside carriageway level which would obstruct the visibility thereafter for the lifetime of the development.

Reason: To ensure adequate intervisibility between highway users at the street junction or site access, in the interests of highway safety.

- 7 No part of the development hereby approved shall be occupied or use commenced until all the highway works (site access including right turn provision and improvements to footways) have been constructed and completed in accordance with a scheme that shall be submitted to and approved by the Local Planning Authority.

Reason: In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works.

- 8 No building or use hereby permitted shall be occupied or the use commenced until the car parking area has been surfaced or paved in accordance with a scheme to be approved by the Local Planning Authority and the car parking spaces and manoeuvring areas marked out in accordance with the approved plan. The car parking area shall thereafter be kept free of obstruction and available for the parking cars at all times.

Reason: To allow for the effective use of the parking areas.

- 9 The development permitted by this planning permission shall be carried out in accordance with the principles set out within the approved Flood Risk Assessment (30th March 2023 / 2023-017 / Flood Risk and Drainage Solutions LTDS) and Surface Water Sustainable Drainage Strategy (Drainage Impact Assessment / 2023-017-01-H / 21 st January 2026 / FRDS). The measures shall be fully implemented prior to first use of the development and in accordance with the timing and phasing arrangements embodied within the approved scheme, or within any other period as may subsequently be agreed in writing by the Local

Planning Authority.

Reason: To ensure satisfactory sustainable drainage facilities are provided to serve the site.

- 10 The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Foul & Surface Water Drainage Design Drawing 2023/017-01, 2023/017-01 & 2023/017-03, - Dated 23/08/2023 which was prepared by Flood Risk Drainage Solutions For the avoidance of doubt No surface water will be permitted to drain directly or indirectly into the public sewer. Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding.

- 11 The commencement of use of the development shall not be permitted until a site-specific Operation and Maintenance Plan for the lifetime of the development, pertaining to the surface water drainage system and prepared by a suitably competent person, has been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include, as a minimum:

- a) A timetable for its implementation
- b) Site-specific details of the operation, maintenance, and access requirements for all sustainable drainage system features and connecting drainage structures. This shall include any automated monitoring of motorised equipment (such as pumps and proprietary drainage features for flow control or water quality improvement), their functionality, and transmission of failure warnings to the responsible maintenance body
- c) The arrangements for adoption by any public body or statutory undertaker, or identification of named parties responsible for the management and maintenance of each surface water drainage system feature throughout the lifetime of the development
- d) Details of financial management, including arrangements for the replacement of major components at the end of the manufacturer's recommended design life
- e) Instructions on necessary steps to be taken in the event of a pollution incident, including matters that should be reported to the adopting authorities or the Environment Agency
- f) Details of land ownership and access rights for all parts of the surface water drainage system, 1 including watercourses, sustainable drainage system features, and associated easements required for inspection and maintenance.

Thereafter, the drainage system shall be retained, managed, and maintained in accordance with the approved details.

Reason: To ensure that surface water flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property, and ecological systems and sustainable drainage.

- 12 The development shall be undertaken and thereafter maintained in strict accordance with the

submitted Preliminary Ecological Appraisal.

Reason: In the interests of protected species.

- 13 No events shall take place outside of the function building hereby approved and no fireworks shall be discharged from the site and there shall be no fireworks displays in association with the use at any time.

Reason: To preserve the residential amenity of neighbouring properties.

- 14 Events held at the venue shall cease outside of the hours of 09:00 and 23:00 Monday to Saturday and 09:00 and 18:00 on Sundays, Bank or Public Holidays. Unless otherwise agreed in writing by the Local Planning Authority no customers or guests shall remain on the site for more than 30 minutes beyond the specified hours.

Reason: In the interests of neighbouring amenity.

- 15 The Noise Impact Assessment, NP-009473, must be adhered to at all times.

Reason: To safeguard a satisfactory standard of amenity for neighbouring properties.

- 16 Alder house shall be used only for accommodation in association with the use of the site and shall not be used as an independent dwelling.

Reason: In order to protect the amenity of the occupier.

- 17 Prior to the commencement of the use of the development hereby approved a validation report demonstrating remediation of contamination shall have been submitted to and approved in writing by the Local Planning Authority. This should include, but not necessarily be limited to:

- Tickets from waste removal contractor and receiving landfill.
- Photographs of excavation to confirm depth.
- Supplementary test results.
- Contamination test results for tests on imported soils.
- Photographs to confirm thickness of imported soil types.
- Document (receipt, delivery notes) to show soil types and sources.
- Independent inspection of gas membrane and report.
- Confirmation from the Water Authority of final water pipe connection.
- Certificate/invoice from supplier to confirm appropriate water pipes have been used.

Reason: In the interests of human health and safety.

- 18 Full details of all fencing, screen walls or any means of enclosure to be erected or planted on the site shall be submitted to and approved in writing by the Local Planning Authority prior to the erection or planting thereof. The planting and fencing shall thereafter be completed in the first planting season after commencement of development. Any plant/shrubs/trees becoming dead dying or diseased in the first 5 years after planting shall be replaced with plants of similar sizes and species.

Reason: In the interests of visual amenity.

19 The use of the development hereby approved shall not commence unless and until a detailed landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following:

- a) the exact location and species of all existing trees and other planting to be retained;
- b) all proposals for new planting and turfing indicating the location, arrangement, species, sizes, specifications, numbers and planting densities;
- c) an outline specification for ground preparation;
- d) all proposed boundary treatments with supporting elevations and construction details;
- e) all proposed hard landscape elements and pavings, including layout, materials and colours;
- f) the proposed arrangements and specifications for initial establishment maintenance and long-term maintenance of all planted and/or turfed areas.

The approved scheme shall be implemented in its entirety within the first planting season following the substantial completion of the development. Any tree or other planting that is lost, felled, removed, uprooted, dead, dying or diseased, or is substantially damaged within a period of five years thereafter shall be replaced with a specimen of similar species and size, during the first available planting season following the date of loss or damage.

Reason: To ensure that the development is adequately landscaped so as to integrate with its surroundings.

25/0860/HHO Full: Erection of dormer windows to front and rear roof slopes and the erection of a single storey rear extension at 24 Selby Street, Nelson for Mr Saqib Ali.

RESOLVED

That planning permission be **granted**.

26/0015/HHO Full: Erection of dormer windows to front and rear roof slopes at 21 Taylor Street, Brierfield for Mrs Erim Bano.

RESOLVED

That planning permission be **granted**.

26/0018/VAR Variation of Condition: Vary Condition 2 (Plans) of Planning Permission 25/0431/HHO at 33 Heyhead Street, Brierfield Mr Mehdi Khan Dad Bibi.

RESOLVED

That consideration of the application be **deferred** to allow for a site visit to take place.

26/0019/HHO Full: Retention of existing raised platform with the formation of a planting area to the rear garden at 19 Highgate, Nelson for Mr Jabran Sajjad.

(Before the vote was taken, the Senior Planning Officer advised that a decision to approve the application would represent a significant departure from policy, whilst of an acceptable appearance and materials the development would have an unacceptable adverse effect on the amenity of the adjacent occupiers by way of overlooking which cannot be effectively or satisfactorily be mitigated. 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 the Development Management Committee be recommended to **grant** planning permission subject to appropriate conditions and reasons.

26/0032/HHO Full: Erection of dormers to front and rear roof slopes at 15 Rook Street, Nelson Mr Sajjad.

RESOLVED

That planning permission be **granted**.

25/0826/FUL Full: Change of use from a dwelling (Use Class C3) to a Residential Institution (Use Class C2) for 2 no. people with a single storey rear extension at 92 Regent Street, Nelson Mr Mohammad Sakib.

RESOLVED

That planning permission be **granted**.

(b) Planning Appeals

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

123. ENFORCEMENT ACTION

The Head of Legal and Democratic Services submitted an update on enforcement matters, which was noted.

124. AREA COMMITTEE BUDGET 2025/26

The Legal Services Manager reported that the Committee had committed all its 2025/26 budget.

The following bids were submitted before the meeting for consideration –

- Resurfacing – Back Bank Street & Roseland Avenue, Brierfield - £45,000.
- Cover of pitch fees – Pendle District Cricket League - £5,000.
- Volleyball Tournament – Brierfield Volleyball Club - £3,000.
- Resurfacing - Back 165-189 Every Street and Back Lime / Swaine Street - £22,030

If the Committee wished to fund the above bids, they would first need to deallocate money from the 'Ward Projects' schemes as appropriate.

RESOLVED

- (1) £45,000 split between three wards be deallocated from Brierfield East and Clover Hill Ward Projects Scheme, Brierfield West and Reedley Ward Projects Scheme & Bradley Ward Projects Scheme to fund the resurfacing of the back of Bank Street & Roseland Avenue, Brierfield.
- (2) £5,000 be deallocated from Bradley Ward Projects to fund the pitch fees for Pendle District Cricket League.
- (3) £3,000 be deallocated from Bradley Ward Projects Scheme to fund a volleyball tournament for Brierfield Volleyball Club.
- (4) £22,030 be deallocated from Whitefield and Walverden Ward Projects Scheme to fund the resurfacing of the back of 165 – 189 Every Street, Lime Street & Swaine Street.

125. EXCLUSION OF THE PUBLIC AND PRESS

To consider excluding the public and press from the meeting during the following item of business in pursuance of the power contained in Section 100(A)(4) of the Local Government Act, 1972 as amended 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.

126. DISPOSAL OF LAND

The Head of Property and Engineering submitted a report that asked Councillors to consider the retention and completion of works to create a raised timber deck, extending onto garden tenancy land, and that the Executive be recommended to declare the garden land surplus to requirements and delegate authority to the Director of Resources to negotiate terms for the sale of the parcel of land.

Members debated the proposals as deeds illustrating a footpath running through the raised timber deck were presented by a Member.

RECOMMENDATION

That the Executive refuse the request to approve the retention and completion of a raised timber deck, extending onto the garden tenancy land and that the Council refuse to declare the garden land surplus to requirements.

Chair _____