

**MINUTES OF A MEETING OF
NELSON, BRIERFIELD AND REEDLEY COMMITTEE
HELD AT NELSON TOWN HALL
ON 30TH MARCH 2026**

*PRESENT –
Councillor S. Ahmed (Chair)*

Councillors

*F. Ahmad
N. Ashraf
M. Iqbal
Y. Iqbal
M. Kaleem
Y. Tennant*

Co-optees

N. Emery (Nelson Town Centre Partnership)

Officers in Attendance:

*A. Cameron
R. Ferguson*

*Principal Planning Officer / Area Co-ordinator
Committee Administrator*

(Apologies for absence were received from Councillors M. Hanif & Z. Ali).

Public: 5

The following persons attended the meeting and spoke on the following item –

Mr Graham Lamb 26/0101/FUL Full: Partial demolition to the rear to form a public car park with 23 no. parking spaces, retention of the front section of the building (Use Class E and F1) and altered vehicular access at Trafalgar House, Booth Street, Nelson. Minute No. 132 (A)

Ms Zara Hussain 25/0859/HHO Full: Erection of dormer windows to front and rear roof slopes and the erection of a single storey rear extension at 22 Hunslet Street, Nelson. Minute No. 132 (A)

Mr Muzaffar Ali Full: Erection of single storey side extension with first floor roof extension above and erection of dormer windows to rear roof slopes at 2 Heights Road, Nelson. Minute No. 132(A)

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127. 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.

128. PUBLIC QUESTION TIME

A member of the public sought advice regarding pre-application planning. A. Cameron directed them to the pre-application planning advice section on Pendle Borough Council's website.

129. MINUTES

RESOLVED

That the Minutes of the meeting held on 26th February 2026 be approved as a correct record and signed by the Chair.

130. PROGRESS REPORT

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

131. POLICE ISSUES

It was noted that a police representative was unable to attend the meeting. It was asked that a police representative be present at the next meeting, if possible.

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

132. 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: -

25/0670/HHO Full: Installation of fence panels and gate to front of dwelling at 12 Howgill Close, Nelson for Ms A Yousaf.

RESOLVED

That delegated authority be given to the Assistant Director, Planning, Building Control and Regulatory Services to approve the installation of fence panels and gate to front of dwelling at 12 Howgill Close, Nelson subject to the applicant submitting amended plans.

25/0698/FUL Full: Insertion of a new doorway opening to side elevation at 100 - 104 Every Street, Nelson for Mr Sajid Maqsood Butt.

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: AB0556-01; AB0556-02; AB0556-03 (Amended); AB0556-04; AB0556-05 (Amended)

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

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.

25/0859/HHO Full: Erection of dormer windows to front and rear roof slopes and the erection of a single storey rear extension at 22 Hunslet Street, Nelson for Mr Azmat Abbas Bhari.

RESOLVED

- (1) That planning permission be **granted**.
- (2) That Pendle Borough Council's Environmental Officer conduct a visit to the site to ensure that construction works would not litter the street and that works would be carried out to the following standard hours for noisy works: Monday to Friday: 08:00 – 18:00. Saturday: 08:00 – 13:00. Sundays and Bank Holidays: No noisy works permitted. The Officer would be instructed to carry out legal action should the applicant fail to adhere to this.

26/0002/HHO Full: Erection of a two-storey rear extension and an outbuilding at 85 Walton Lane, Nelson for Mr Muhammad Saleem Azam.

(Before the vote was taken, the Senior Planning Officer advised that a decision to approve the application would represent a significant departure from policy, by reason of its siting, height, and proximity to the boundary with neighbouring properties, resulting in an overbearing unacceptable loss of outlook to the neighbouring property. The proposal would therefore be contrary to Policies DM16 and DM24 of the Pendle Local Plan Fourth Edition (2021–2040) and the adopted Design Principles SPD). 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.

26/0009/HHO Full: Erection of dormers to the front and rear roof slopes, erection of single-storey rear extension, raising of kitchen roof height, and insertion of gable-end windows at 224 Brunswick Street, Nelson for Mr Abdul Razzaq Ahmed.

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 for Mr Mehdi Khan Dad Bibi.

RESOLVED

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

26/0036/HHO Full: Erection of single storey side extension with first floor roof extension above and erection of dormer windows to rear roof slopes at 2 Heights Road, Nelson for Mr Muzaffar Ali.

RESOLVED

That delegated authority be given to the Assistant Director, Planning, Building Control and Regulatory Services to approve the erection of single storey side extension with first floor roof extension above and erection of dormer windows to rear roof slopes at 2 Heights Road, Nelson, without a condition 4, subject to clarification that the retracting conservatory has been removed from the plans.

26/0056/ADV Advertisement Consent: Display of 2 no illuminated fascia signs with an illuminated structural frame at 98-100 Manchester Road, Nelson for Mr Sheraz Akhtar.

RESOLVED

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

26/0101/FUL Full: Partial demolition to the rear to form a public car park with 23 no. parking spaces, retention of the front section of the building (Use Class E and F1) and altered vehicular access at Trafalgar House, Booth Street, Nelson for PenBrook Developments 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:
 - o Existing Ground Floor Plan (Ref: TFH-CAA-ZZ-00-DR-A-201_S2_P1);

- Proposed Ground Floor Plan (Ref: TFH-CAA-ZZ-00-DR-A-206_S2_P2)
- Existing First Floor Plan (Ref: TFH-CAA-ZZ-01-DR-A-202_S2_P1);
- Proposed First Floor Plan (Ref: TFH-CAA-ZZ-01-DR-A-207_S2_P2)
- Existing Basement Floor Plan (Ref: TFH-CAA-ZZ-B1-DR-A-200_S2_P1);
- Proposed Basement Floor Plan (Ref: TFH-CAA-ZZ-B1-DR-A-205_S2_P1);
- Existing Roof Plan (Ref: TFH-CAA-ZZ-R1-DR-A-203_S2_P1);
- Proposed Roof Plan (Ref: TFH-CAA-ZZ-R1-DR-A-208_S2_P1);
- Existing Site Plan (Ref: TFH-CAA-ZZ-ZZ-DR-A-101_S2_P1);
- Existing Site Roof Plan (Ref: TFH-CAA-ZZ-ZZ-DR-A-102_S2_P1);
- Existing Site Demolition Plan (Ref: TFH-CAA-ZZ-ZZ-DR-A-103_S2_P1);
- Proposed Site Roof Plan (Ref: TFH-CAA-ZZ-ZZ-DR-A-110_S2_P1);
- Proposed Ground Floor Site Plan (Ref TFH-CAA-ZZ-ZZ-DR-A-111_S2_P1);
- Proposed Externals Plan (Ref: TFH-CAA-ZZ-ZZ-DR-A-112_S2_P2)
- Existing Floor Plans (Ref: TFH-CAA-ZZ-ZZ-DR-A-204_S2_P1);
- Existing Elevations (Ref: TFH-CAA-ZZ-ZZ-DR-A-210_S2_P1);
- Existing Demolition Elevations (Ref: TFH-CAA-ZZ-ZZ-DR-A-211_S2_P1);
- Existing Street Elevations TFH-CAA-ZZ-ZZ-DR-A-212_S2_P1);
- Proposed Elevations 1 (Ref: TFH-CAA-ZZ-ZZ-DR-A-213_S2_P2)
- Proposed Elevations 2 (Ref: TFH-CAA-ZZ-ZZ-DR-A-214_S2_P2)
- Proposed Street Elevations (Ref: TFH-CAA-ZZ-ZZ-DR-A-215_S2_P1);

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

3. All materials to be used in proposed development hereby approved shall be as stated on the approved drawings and shall not be varied without the prior written permission 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.

4. No development shall take place, including any works of demolition, until a Construction Method Statement including site plan has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. It shall provide for:

- i The parking of vehicles of site operatives and visitors
- ii The loading and unloading of plant and materials
- iii The storage of plant and materials used in constructing the development
- iv The erection and maintenance of security hoarding
- v Wheel washing facilities and means of mechanical road sweeping
- vi Measures to control the emission of dust and dirt during construction
- vii A scheme for recycling/disposing of waste resulting from demolition, clearance and construction works
- viii Details of working hours
- ix Routing of delivery vehicles to/from site
- x Timing of deliveries
- xi Measures to ensure that construction and delivery vehicles do not impede access to neighbouring properties.

Reason: In the interest of highway safety.

5. No part of the development hereby approved shall commence until a scheme for the retaining structure adjacent to the highway maintained at public expense on Ellen Street has been submitted to, and approved by, the Local Planning Authority.

Reason: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the retaining structure are acceptable before work commences on site.

6. No part of the development hereby approved shall be occupied or opened for trading until all the highway works have been constructed and completed in accordance with a scheme that shall be submitted to and approved by the Local Planning Authority. Works shall include but not be exclusive to:

- tie-in to the carriageway edges on Booth Street and Ellen Street,
- construction of a dropped kerb crossing between the bin storage building and Ellen Street,
- replacement of street lighting column 4 on Ellen Street,
- provision of full height kerbs from the rear of the building along the eastern site boundary to tie in with the existing kerb line at the boundary of the adjacent private car park at the rear of The Old Library,
- reinstatement to the highway authority's specification of any damage caused during demolition and construction works to the surrounding publicly maintained highway network.

Reason: In the interest of highway safety so that the development does not have a detrimental impact on the surrounding publicly maintained highway network including its structural integrity.

7. Prior to first occupation of the approved development the parking and manoeuvring areas shown on the approved Proposed Site Roof Plan (Drawing TFH-CAA-ZZ-ZZ-DR-A-110 Rev P1 dated 17.12.25) shall be constructed, laid out and surfaced in bound porous materials and thereafter always remain available for the parking of vehicles associated with the development and/or as public car parking and shall be kept free from obstructions in perpetuity.

Reason: In the interest of highway safety to ensure that satisfactory levels of parking and manoeuvring are provided within the site.

8. Prior to first occupation of the approved development two electric vehicle charging points shall be provided in accordance with a scheme to be approved by the Local Planning Authority. Charge points must have a minimum power rating output of 7kW and be fitted with a universal socket that can charge all types of electric vehicle currently available.

Reason: To ensure that the development supports sustainable forms of transport.

9. Prior to first occupation of the approved development secure, covered cycle storage for at least eight cycles shall be provided in accordance with the approved Proposed External

Works Plan (Drawing TFH-CAA-ZZ-ZZ-DR-A-112 Rev P2 dated 02.03.26) and permanently maintained thereafter.

Reason: To ensure that the development supports sustainable forms of transport.

10. All refuse bins shall be kept within the confines of the site, except on the appropriate collection day.

Reason: In the interest of highway safety to prevent bins from being stored on the highway where they could cause an obstruction or hazard to other highway users.

11. Prior to commencement of any works hereby approved, a demolition statement setting out how the building is to be safely demolished, along with information regarding asbestos removal shall be submitted to and approved in writing by the Local Planning Authority. All works shall be carried out in strict accordance with the agreed details thereafter.

Reason: In the interests of public safety.

Informative notes

1. The grant of planning permission will require the applicant to enter into an appropriate legal agreement (Section 278), with Lancashire County Council as the Highway Authority prior to the start of any development. For the avoidance of doubt works shall include, but not be exclusive to:
- tie-in to the carriageway edges on Booth Street and Ellen Street,
 - construction of a dropped kerb crossing between the bin storage building and Ellen Street,
 - replacement of street lighting column 4 on Ellen Street,
 - provision of full height kerbs from the rear of the building along the eastern site boundary to tie in with the existing kerb line at the boundary of the adjacent private car park at the rear of The Old Library,
 - reinstatement to the highway authority's specification of any damage caused during demolition and construction works to the surrounding publicly maintained highway network.

The applicant should contact the county council for further information by telephoning the Development Control Section (Area East) on 0300 123 6780 or by email on developeras@lancashire.gov.uk, in the first instance to ascertain the details of such an agreement and the information to be provided, quoting the relevant planning application reference number.

2. The grant of planning permission will require the developer to obtain the appropriate permits to work on, or immediately adjacent to, the highway network maintained at public expense. The applicant should be advised to contact Lancashire County Council's Highways Regulation Team, who would need a minimum of 12 weeks' notice to arrange the necessary permits. They can be contacted on lhsstreetworks@lancashire.gov.uk or on 01772 533433.
3. Before proceeding with the scheme preparation, the Developer should consult with Lancashire County Council for detailed requirements relating to land arrangements, design, assessment, construction and maintenance of all existing or new highway structures included in, or affected by, the proposed scheme. For this purpose, the term highway structure shall include any retaining wall supporting the highway (including any supporting land which provides support to the highway).

(b) Planning Appeals

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

133. ENFORCEMENT ACTION

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

134. 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 –

- Community Engagement Event - The Pavillion Community Hub and Café-Victoria Park - £2,000.
- Community Planting Project – Fleet Street - £1,000.

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) That £2,000 be deallocated from the Marsden & Southfield Ward Projects to fund the Community Engagement Event for the Pavillion Community Hub and Café-Victoria Park.
- (2) That £1,000 be deallocated from the Marsden & Southfield Ward Projects to fund the Community Planting Project on Fleet Street, Nelson.

135. ITEMS FOR DISCUSSION

(a) Parking at Dale Street, Nelson.

RESOLVED

That discussion of this item be deferred to the next meeting to allow further input from members not present.

(b) Dangerous driving around Carr Road, Nelson & Pendle Street, Nelson.

RESOLVED

That discussion of this item be deferred to the next meeting to allow further input from members not present.

(c) Damage to pavement on William Street, Brierfield.

Members discussed the damage caused to the grass verge on William Street, Brierfield.

RESOLVED

That a discussion be held with Barnfield Construction to confirm that remedial works would take place to repair the grass verge.

(d) Speeding vehicles around Kings Causeway, Brierfield.

Members discussed the recent car accidents that had occurred and the threat to life the speeding vehicles caused.

RESOLVED

That Councillor M. Iqbal would contact County Councillor Howard Hartley to discuss how to tackle this issue.

Chair _____

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