

**MINUTES OF A MEETING OF THE
DEVELOPMENT MANAGEMENT COMMITTEE
HELD AT NELSON TOWN HALL
ON 14TH APRIL 2026**

PRESENT –

Councillor M. Adnan (Chair)

Councillors

*A. Bell
C. Church
S. Cockburn-Price
R. O'Connor
A. Sutcliffe
Y. Tennant*

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>J. Eccles</i>	<i>Committee Administrator</i>

(Apologies for absence were received from Councillors D. Gallear and D. Whipp.)

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23. DECLARATION OF INTERESTS

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

24. MINUTES

RESOLVED

That the Minutes of the meeting held on 17th March 2026 be approved as a correct record and signed by the Chair.

25. PLANNING APPLICATIONS

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

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

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

At a meeting of Nelson, Brierfield and Reedley Committee on 30th March 2026 the decision to approve this application was referred as a recommendation to this Committee as the proposed development would have an unacceptable adverse effect on the amenity of the adjacent occupiers by way of overlooking which could not be effectively or satisfactorily mitigated. 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.

A planning update was circulated prior to the meeting reporting receipt of amended plans which reduced the depth of the proposed two-storey rear extension to 3.5m and replaced the previously proposed flat roof with a pitched roof, resulting in a ridge height of 6.25m. The proposed outbuilding had also been amended, with the roof form altered from a pitched roof to a flat roof and the overall height reduced to 2.5m.

It was noted that the design of the outbuilding was acceptable and would not result in any unacceptable amenity impact. The outbuilding could lawfully be constructed under permitted development. However, the update stated that the extension would still result in unacceptable harm to the residential amenity of the adjacent occupiers contrary to Policies DM16 and DM24 of the Pendle Local Plan Fourth Edition (2021–2040) and the adopted Design Principles SPD.

RESOLVED

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

1. The two-storey rear extension would result in an oppressive relationship with the adjoining dwelling being overbearing and result in an unacceptable impact on the living environment of the occupants of number 83. The proposal is therefore contrary to Policies DM16 and DM24 of the adopted Pendle Local Plan Fourth Edition (2021–2040) and the principles in the adopted Design Principles Supplementary Design Guide.

CHAIR _____