

REPORT TO NELSON, BRIERFIELD & REEDLEY COMMITTEE ON 08TH JUNE 2026

Application Ref: 26/0221/REM

Proposal: Reserved Matters: Residential development of up to 113 dwellings (Appearance, Landscaping, Layout and Scale) of Outline Planning Permission 22/0774/OUT varies by 23/0557/VAR.

At: Site Of Former Riverside Mill And Land Bordering With Charles Street And Baker Street, Reedyford Road, Nelson

On behalf of: Westchurch Homes Limited

Date Registered: 01/04/2026

Expiry Date: 01/07/2023

Case Officer: Alex Cameron

This application is brought before Committee due to the number of objections received, it for housing development of more than 60 houses and as such must be determined by Development Management Committee, the application is brought before Nelson, Brierfield and Reedley Committee for comments only.

Site Description and Proposal

The application site in the former site of Riverside Mill, located to the south of Reedyford Road. There is an outline planning permission on the site for access only for up to 140 dwellings.

This application is for the remaining reserved matters of appearance, landscaping, layout and scale. The submitted layout proposed 113 dwellings. The proposed details include a mixture of house types from one to four bedroom and a central area of landscapes open space around the watercourse and the mill chimney which is proposed to be retained.

Relevant Planning History

22/0774/OUT - Outline (Major): Residential development of up to 140 dwellings (access only). Approved

23/0557/VAR – Variation of Condition 24 (S.106 Obligation for education contribution)of Planning Permission 22/0774/OUT. Approved

Consultee Response

LCC Highways – Requested minor amendments to pedestrian/cycle linkages and refuse collection points and query about travel plan targets. No objection subject to those being addressed.

Lancashire Constabulary – Comments relating to secure by design.

PBC Environmental Health – No comments.

Environment Agency – No objection subject to the conditions of the outline permission remaining.

Lead Local Flood Authority – No objection subject to the conditions of the outline permission.

Lancashire Fire and Rescue – Comments relating to Building Regulations.

Public Response

Site and press notices posted and nearest neighbours notified by letter. Responses received objecting on the following grounds:

- Concerns relating to impacts of the proposed Crawford Street access on access to an adjacent business premises exacerbating existing traffic congestion and safety issues.
- Impacts from noise dust and disturbance on adjacent residents
- Impact on utilities infrastructure running adjacent to / within the site
- Highway safety and capacity impacts of construction traffic and traffic from the proposed dwellings
- Insufficient services and facilities to serve the residents of the proposed dwellings
- Existing buildings should be used if there is a housing shortage in Nelson
- Inconvenience and disturbance to existing residents of the area
- Impact on bats roosting in the mill chimney and other wildlife present on and around the site
- We believed that the site would be allocated for commercial use
- The potential impact on the adjacent commercial recycling use on the residents on the site and its ability of operate
- Poor condition of access on Charles Street

Officer Comments

The application is brought before the Area Committee for comment. Those comments will be included in the final report which will make a recommendation to Development Management Committee. Members are asked therefore to make a resolution incorporating the Committee's comments on the application.

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