

**MINUTES OF A MEETING OF  
NELSON, BRIERFIELD AND REEDLEY COMMITTEE  
HELD AT NELSON TOWN HALL  
ON 8<sup>TH</sup> JUNE 2026**

*PRESENT –*

*Mohammed Adnan – Vice-Chair (In the Chair)*

**Councillors**

*F. Ahmad  
Z. Ali  
M. Ammer  
N. Ashraf  
M. Aslam  
R. Bashir  
M. Hanif  
Y. Iqbal  
M. Sakib  
Y. Tennant*

*Officers in Attendance:*

*A. Cameron                      Principal Planning Officer/Area Co-ordinator  
R. Ferguson                    Committee Administrator*

*(Apologies for absence were received from Councillor Sajjad Ahmed.)*

*Public: 15*

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

|                             |                                                              |                          |
|-----------------------------|--------------------------------------------------------------|--------------------------|
| <i>Ruby Elmore</i>          | <i>26/0179/FUL Full: Change of use of land within the</i>    | <i>Minute No. 24 (a)</i> |
| <i>Shamin Akhtar</i>        | <i>curtilage of the Church (Use Class F1) for the siting</i> |                          |
| <i>Rev Lorelli Hilliard</i> | <i>of 1 shipping container for use as a food bank (Sui</i>   |                          |
|                             | <i>Generis) and 2 accommodation pods for homeless</i>        |                          |
|                             | <i>people (Sui Generis) at St. Philips Church, Leeds</i>     |                          |
|                             | <i>Road, Nelson.</i>                                         |                          |



**20.                                      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.

**21.                                      PUBLIC QUESTION TIME**

There were no public questions.

**22.                                      MINUTES**

**RESOLVED**

That the Minutes of the meeting held on 11<sup>th</sup> May 2026 be approved as a correct record and signed by the Chair.

**23. PROGRESS REPORT**

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

**24. POLICE MATTERS & COMMUNITY SAFETY ISSUES**

The crime statistics for May 2026 had been circulated prior to the meeting and were noted.

**PLANNING MATTERS**

**(a) Applications to be determined**

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

**26/0060/FUL Full: Change of use from storage and distribution (Use Class B8) to a MOT Test Centre (Use Class B2) at 2 - 4 Bradley Road East, Nelson for Mr Mohammad Hassanain Khan.**

**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: Location Plan, Site Plan, Proposed Floor Plan Rev.  
**Reason:** For the avoidance of doubt and in the interests of proper planning.
3. The use hereby approved shall not operate outside of the hours of 08:00–18:00 Monday to Friday, 08:00–13:00 Saturday and shall not operate on Sundays or Bank Holidays.  
**Reason:** In the interest of residential amenity.
4. Notwithstanding provisions of the Town & Country Planning (Use Classes) Order 1987 (As Amended) the use hereby permitted shall be as a MOT Test Centre only and there shall be no other use, including any other use within Use Class B2.  
**Reason:** In the interest of residential amenity.
5. The use hereby approved shall operate in strict accordance with the Submitted Noise and Residential Amenity Statement and all doors and windows shall remain closed during MOT testing and any other noise generating activity.  
**Reason:** In the interest of residential amenity.

6. The use hereby approved shall operate in strict accordance with the Trade Waste Storage and Collection and Vehicle Parking and Operational Management details received 15/04/2026.

**Reason:** To ensure that the use does not result in unacceptable on-street parking and highway safety impacts.

**26/0165/FUL Full (Major): Formation of a new 3G artificial grass pitch (AGP), refurbishment of an existing 3G AGP, installation of perimeter fencing and floodlighting, provision of hard standing areas and an overflow car park, formation of an access footpath and reconfiguration of entrance access at Prairie Sports Village, Colne Road, Brierfield for Burnley Borough Council.**

## **RESOLVED**

That delegated authority be given to the Assistant Director, Planning, Building Control and Regulatory Services to **approve** the formation of a new 3G artificial grass pitch (AGP), refurbishment of an existing 3G AGP, installation of perimeter fencing and floodlighting, provision of hard standing areas and an overflow car park, formation of an access footpath and reconfiguration of entrance access at Prairie Sports Village, Colne Road, Brierfield for Burnley Borough Council.

**26/0179/FUL Full: Change of use of land within the curtilage of the Church (Use Class F1) for the siting of 1 shipping container for use as a food bank (Sui Generis) and 2 accommodation pods for homeless people (Sui Generis) at St. Philips Church, Leeds Road, Nelson for Diocese of Blackburn.**

## **RESOLVED**

That planning permission be **refused** based on the following reasons:-

1. The proposed development is not in keeping with the character of the area and would impact unacceptably on visual amenity contrary to Policy DM16 of the Local Plan Fourth Edition and paragraph 135 of the National Planning Policy Framework.
2. The proposed development would unacceptably increase the risk of anti-social behaviour in this location and resulting residential amenity impacts contrary to Policy DM16 of the Local Plan Fourth Edition and paragraph 135 of the National Planning Policy Framework.

**26/0180/HHO Full: Erection of a two-storey side extension at 153 Walton Lane, Nelson for Mr Bilal Shaheen.**

*(Before the vote was taken, the Principal Planning Officer advised that a decision to approve the application would represent a significant departure from policy, due to its scale and design, the proposed development would result in unacceptable overbearing impact upon the neighbouring dwelling, which would represent a significant departure from policy DM24 of the Pendle Local Plan Fourth Edition and the 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.

**26/0191/HHO Full: Demolition of existing pedestrian gate, widening of existing vehicular access with the addition of a privacy screen and the installation of electric sliding gates at 509 Colne Road, Reedley for Mr Imran.**

*(Before the vote was taken, the Principal Planning Officer advised that a decision to approve the application would represent a significant departure from policy, due to its unacceptable highway safety danger, which would represent a significant departure from policy DM16 of the Pendle Local Plan Fourth Edition and the 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.

**26/0236/HHO Full: Erection of dormers to front and rear roof slopes and a single storey rear extension at 17 Newport Street, Nelson for Mr Mohammad Rose Khan.**

## RESOLVED

That planning permission be **granted** subject to appropriate conditions.

**26/0248/HHO Full: Erection of front and rear dormers with a single storey rear extension at 265 Brunswick Street, Nelson for Mr Sajid Maqsood Butt.**

## RESOLVED

That planning permission be **granted** subject to appropriate conditions.

### (b) Planning application for comment

The Assistant Director Planning, Building Control and Regulatory Services submitted a report, for comment due to the number of objections received and as the application was a housing development for more than 60 houses and as such must be determined by Development Management Committee.

The Committee commented that the redevelopment of the site would be beneficial but raised concerns related to road width and parking, provision of affordable housing and impacts on schools and other services.

## RECOMMENDATION

That Development Management Committee be requested to consider the following:

- (1) Roads should be of adequate width for parking.
- (2) Affordable housing should be provided.

- (3) Impact on capacity of schools and other services should be offset by Section 106 contributions

**(c) Planning Appeals**

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

**25. PLANNING REFORMS**

The Assistant Director Planning, Building Control and Regulatory Services submitted a report to inform Members of the forthcoming changes to how planning applications would be dealt with under Regulations that would come into force on 30/09/2026.

Members discussed submitting representations expressing concern regarding the forthcoming changes.

**RESOLVED**

That the report be noted.

**26. ENFORCEMENT ACTION**

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

**27. AREA COMMITTEE BUDGET 2026/27**

The Head of Legal and Democratic Services submitted a report that advised members that the budget was over committed at the previous meeting.

Taking into consideration that £5,500 had been deallocated at the last meeting, the committee would now have £60,400 uncommitted.

**RESOLVED**

That consideration of the 2026/27 Area Committee Budget be deferred to the next meeting.

**28. MISCELLANEOUS MATTERS**

Representatives on Outside Bodies 2026/27

The Committee was asked to consider the following appointments:

| ORGANISATION                                                                  | NUMBER TO BE APPOINTED | PERIOD OF OFFICE | CURRENT REPS                     |
|-------------------------------------------------------------------------------|------------------------|------------------|----------------------------------|
| William Walton Cottage Homes and the Mancknols Walton Cottage Homes Charities | 2                      | 1 year           | Cllr M. Adnan<br>Cllr Y. Tennant |

**RESOLVED**

That Councillors M. Adnan and Y. Tennant be appointed as the Council's representatives on outside bodies to the William Walton Cottage Homes and the Mancknols Walton Cottage Homes Charities.

**29. ITEMS FOR DISCUSSION**

**(a) Parking at Dale Street, Brierfield.**

**RESOLVED**

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

**(b) Parking at Carr Road, Nelson & Pendle Street, Nelson near the canal bridge on Pendle Street, Nelson.**

**RESOLVED**

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

**(c) Overgrown hedges and trees to the rear of Commercial Street, Brierfield.**

It was reported that a cleaning and grounds team from Together Housing attended the site on the 27<sup>th</sup> May and identified a number of maintenance and tidying works that were required particularly with ivy on site around the bases of the trees.

Members noted the lack of progress in resolving this issue.

**RESOLVED**

That a meeting be arranged with ward Councillors and Together Housing to discuss matters further.

**(d) Bowling Community at Heyhead Park, Brierfield**

A brief verbal update was provided at the meeting which was noted.

Chair \_\_\_\_\_