

MEETING OF THE  
**DEVELOPMENT MANAGEMENT**  
**COMMITTEE**

Members: Councillors M. Adnan (Chair), F. Ahmad, S. Ahmed, S. Cockburn-Price, D. Lord, D. Gallear, Y. Iqbal, A. Sutcliffe, Y. Tennant, M. Waddington and L. Whipp

TO BE HELD ON  
**TUESDAY 23<sup>RD</sup> JUNE 2026**  
AT 6.30 P.M.

**AT NELSON TOWN HALL**

Members of the public may speak on any agenda item in which they have a direct interest. A request to speak must be made **in writing or by telephone by 12 noon on the day of the meeting.**

The meeting will be live streamed and can be accessed via the following link:

[https://www.youtube.com/live/SC981dnOT0M?si=EaO9AYmQJfGL\\_xGn](https://www.youtube.com/live/SC981dnOT0M?si=EaO9AYmQJfGL_xGn)

For further information and to make a request to speak please contact

Joanne Eccles tel: 01282 661654  
[joanne.eccles@pendle.gov.uk](mailto:joanne.eccles@pendle.gov.uk)

**DEAN LANGTON, CHIEF EXECUTIVE**

If you would like this information in a way which is better for you, please telephone us.



اگر آپ یہ معلومات کسی ایسی شکل میں چاہتے ہیں، جو کہ  
آپ کے لئے زیادہ مفید ہو تو براہ مہربانی ہمیں بتائیے۔

Under the Openness of Local Government Bodies Regulations 2014, people attending open meetings can film, audio record, take photographs or use social media. Oral commentary is not allowed during meetings as it would be disruptive. If you are attending a meeting, you need to be aware that you may be filmed by others attending. This is not within our control.

## AGENDA

### 1. Declaration of Interests

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

A Member must declare a disclosable pecuniary interest which they have in any item on the agenda. A Member with a disclosable pecuniary interest in any item may not participate in any discussion of the matter at the meeting and must not participate in any vote taken on the matter at the meeting.

In addition, the Council's Standing Orders require a Member with a disclosable pecuniary interest to leave the room where the meeting is held while any discussion or voting takes place.

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

### 2. Minutes

**Enc.** To approve, or otherwise, the Minutes of the meeting held on 26<sup>th</sup> May 2026.

### 3. Planning Applications

#### **(a) Applications for over 60 housing units**

**Enc.** The Assistant Director Planning, Building Control and Regulatory Services submits the attached report on the following planning application for determination.

***26/0221/REM Reserved Matters: Residential development of up to 113 dwellings (Appearance, Landscaping, Layout and Scale) of Outline Planning Permission 22/0774/OUT varied by 23/0557/VAR at site of former Riverside Mill and land bordering with Charles Street and Baker Street, Reedyford Road, Nelson***

This application is a housing development of more than 60 houses and as such must be determined by Development Management Committee. Nelson, Brierfield and Reedley Committee considered this application on 8<sup>th</sup> June. Their comments are summarised in the report.

#### **(b) Referrals from Area Committees**

**Enc.** The Assistant Director Planning, Building Control and Regulatory Services submits the attached report on the following planning applications for determination –

***26/0018/VAR Variation of Condition: Vary Condition 2 (Plans) of Planning Permission 25/0431/HHO at 33 Heyhead Street, Brierfield***

This application was deferred from the last meeting to allow the applicant time to submit amended plans.

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

At a meeting of Nelson, Brierfield and Reedley Committee on 8<sup>th</sup> June the decision to approve this application was referred as a recommendation to this Committee as this decision would represent a significant departure from policy. The development, due to its scale and design would have an unacceptable overbearing impact upon the neighbouring dwelling, which would represent a significant departure from Policies DM16 and DM24 of the Pendle Local Plan Fourth Edition and the Design Principles SPD. The Planning Officer's recommendation is to refuse this application.

**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**

At a meeting of Nelson, Brierfield and Reedley Committee on 8<sup>th</sup> June the decision to approve this application was referred as a recommendation to this Committee as this decision would represent a significant departure from policy SP13 of the Pendle Local Plan Fourth Edition, due to the adverse effect on visibility and therefore highway safety. The Highway Authority oppose this retrospective application for this reason. The Planning Officer's recommendation is to refuse this application.

**26/0204/FUL Full: (Major) Erection of 28 no. dwellings with detached garages and associated landscaping, infrastructure and altered vehicular access at Land at Field Number 0087, Earby Road, Salterforth**

At a meeting of West Craven Committee on 9<sup>th</sup> June the decision to refuse this application was referred as a recommendation to this Committee as this decision would represent a significant risk of costs being awarded on appeal. Members were minded to refuse the application, contrary to office recommendation, for the reasons set out in the report.