

**MINUTES OF A MEETING OF
NELSON, BRIERFIELD AND REEDLEY COMMITTEE
HELD AT NELSON TOWN HALL
ON 3rd AUGUST 2026**

PRESENT –

S. Ahmed - Chair (In the Chair)

Councillors

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

Co-optees

N. Emery (Nelson Town Centre Partnership)

Officers in Attendance:

<i>A. Cameron</i>	<i>Principal Planning Officer/Area Co-ordinator</i>
<i>R. Ferguson</i>	<i>Committee Administrator</i>

(Apologies for absence were received from Councillors M. Hanif, M. Iqbal & A. Mahmood)

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46. 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.

The following persons declared a pecuniary interest in the item indicated –

Councillor M. Sakib	Environmental Crime	Minute No. 64
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47. PUBLIC QUESTION TIME

There were no public questions.

48. MINUTES

RESOLVED

That the Minutes of the meeting held on 6th July 2026 be approved as a correct record and signed by the Chair.

49. 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.

50. POLICE MATTERS & COMMUNITY SAFETY ISSUES

The crime statistics for July 2026 had been circulated prior to the meeting and were noted. There was no Police representative at the meeting.

51. 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 –

26/0274/HHO Full: Erection of a first-floor rear extension at 42 Lowthwaite Drive, Nelson for Mr Zahid Aslam.

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: 26031-01-A Existing & Proposed Plans (indexed 23.07.26)

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.

Informatives

All construction work shall be carried out only within the hours of 8am – 6pm Monday – Friday, 9am – 1pm Saturday and no working Sundays and Bank holidays. Failure to work within these hours may result in a service of a notice under the Control of Pollution Act 1974, and potentially prosecution thereafter. There must be no storage of materials in the public highway at any time. There must be no standing or waiting of machinery or vehicles in the public highway at any time. There must be no machinery operating over the highway at any time, this includes reference to loading/unloading operations – all of which must be managed within the confines of the site. All references to public highway include footway, carriageway and verge. From reviewing Streetview it seems that the existing widened driveway does not

correspond to the existing vehicle drop kerbs. Therefore, it is requested that the applicant contacts the Local Highway Authority to arrange the alteration of the access to the public highway. Under the Highways Act 1980 Section 171 Lancashire County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works. The applicant can request an online quotation at <http://www.lancashire.gov.uk/roads-parking-andtravel/roads/vehicle-crossings.aspx>

26/0288/FUL Full: Raising the roof of the existing building and the erection of a single storey extension with a mezzanine floor at Unit 1, The Motor House Yard, Crabtree Street, Brierfield for Mr Imran.

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:

AB0490-05 EXISTING SITE PLAN (indexed 03.06.26)

AB0490-02 PROPOSED GROUND FLOOR PLAN (indexed 03.06.26)

AB0490-07 PROPOSED FRONT & REAR ELEVATION (indexed 03.06.26)

AB0490-03 PROPOSED FIRST FLOOR PLAN (indexed 13.05.26)

AB0490-04 PROPOSED ROOF PLAN (indexed 13.05.26)

AB0490-08 PROPOSED SIDE ELEVATIONS (indexed 13.05.26)

Intended Use Statement (indexed 03.06.26)

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

3. Notwithstanding any indication on the approved plans and application form, prior to any external works commencing, samples of all the external materials and finishes to be used on the elevations and roof shall have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter times be carried out in strict accordance with the approved materials.

Reason: To ensure a satisfactory form of development in the interest of visual amenity of the area.

4. No vehicles associated with the site's operation shall at any time be parked or stored on the surrounding highway network or car parks and shall only be parked or stored in accordance with the approved drawing AB0490-02 PROPOSED GROUND FLOOR PLAN and Intended Use Statement.

Reason: In the interest of highway safety, capacity and residential amenity.

5. The development hereby approved shall not be brought into operational use unless and until the internal parking, servicing and manoeuvring areas shown on approved drawing AB0490-02 PROPOSED GROUND FLOOR PLAN have been provided and made available for use. Thereafter, the development shall be used strictly in accordance with the approved Intended Use Statement, and no servicing, general vehicle repairs, sale of motor vehicles, sale of motor vehicle parts or accessories, shall be carried out on site without the prior consent of the Local Planning Authority.

Reason: In the interest of highway safety, capacity and residential amenity.

6. No development shall commence unless and until a noise impact assessment of the proposed development to BS 4142 carried out by a suitably qualified person (Institute of Acoustics) has been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in complete and full accordance with the specifications, recommendations and noise attenuation measures contained within the approved assessment/report.

Reason: In order to safeguard the olfactory experiences of neighbouring residents.

7. The development hereby approved shall not be brought into operational use unless and until a scheme for the sound insulation of odour control equipment is submitted to and approved in writing by the Local Planning Authority. The approved scheme shall thereafter be implemented in full in accordance with the approved details prior to the first use of the development and shall thereafter be maintained in efficient working order.

Reason: To protect the amenities of occupiers of adjoining and nearby properties.

8. The development hereby approved shall not be brought into operational use unless and until details of a ventilated booth and extraction system has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall thereafter be implemented in full in accordance with the approved details prior to the first use of the development and shall thereafter be maintained in efficient working order. No paint spraying activities shall take place within the application site except within the approved booth with the approved extraction system working properly.

Reason: To protect the amenities of adjoining properties.

9. Fumes, vapours and odours shall be extracted and discharged from the premises in accordance with a scheme (which shall incorporate grease and carbon filters and discharge via a stack) to be submitted to and approved in writing by the Local Planning Authority before the use is commenced. The height of the discharge stack shall be calculated in accordance with Technical Guidance Note D: Guidelines on Discharge Stack Heights for Polluting Emissions. The approved scheme shall be fully implemented before the first use of the development and shall be maintained in efficient working order thereafter.

Reason: In order to control the operation on site in the interests of the amenity of residents in the area.

10. The development hereby approved shall be carried out in strict accordance with the accordance with the submitted Flood Risk Assessment prepared by QAM Architecture and the mitigation measures detailed in section 7. These mitigation measures should be fully implemented prior to occupation and should be retained and maintained thereafter throughout the lifetime of the development.

Reason: To prevent flooding

Informatives

All construction work shall be carried out only within the hours of 8am – 6pm Monday – Friday, 9am – 1pm Saturday and no working Sundays and Bank holidays. Failure to work within these hours may result in a service of a notice under the Control of Pollution Act 1974, and potentially prosecution thereafter.

The Noise Statement refers to DEFRA Process Guidance Note PG6/34b- Respraying of Road Vehicles. This document sets out control limits and monitoring of emissions from the stacks concerning Volatile Organic Compounds (VOC's) as set out in an Environmental Permit. Should the business meet the thresholds of VOC usage on an annual basis then an application for an Environmental Permits shall be required and submitted to the Council.

Environmental permit – Flood risk activities - advice to applicant The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any of the following activities: • erecting any temporary or permanent structure in, over or under a main river, such as a culvert, outfall, weir, dam, pipe crossing, erosion protection, scaffolding or bridge • altering, repairing or maintaining any temporary or permanent structure in, over or under a main river, where the work could affect the flow of water in the river or affect any drainage work • building or altering any permanent or temporary structure designed to contain or divert flood waters from a main river • dredging, raising or removing any material from a main river, including when you are intending to improve flow in the river or use the materials removed • diverting or impounding the flow of water or changing the level of water in a main river • quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert • any activity within 8 metres of the bank of a main river, or 16 metres if it is a tidal main river • any activity within 8 metres of any flood defence structure or culvert on a main river, or 16 metres on a tidal river • any activity within 16 metres of a sea defence structure • activities carried out on the floodplain of a main river, more than 8 metres from the river bank, culvert or flood defence structure (or 16 metres if it is a tidal main river), if you do not have planning permission (you do not need permission to build agricultural hay stacks, straw stacks or manure clamps in these places) For further guidance please visit Flood risk activities: environmental permits - GOV.UK or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environment.agency.gov.uk. The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

26/0369/HHO Full: Erection of dormer window to front roof slope, removal of existing rear dormer window and erection of a replacement dormer window to rear roof slope at 193 Leeds Road, Nelson for Mr Tahir Khawaja.

RESOLVED

That delegated authority be given to the Assistant Director, Planning, Building Control and Regulatory Services to **approve** the erection of dormer window to front

(Nelson, Brierfield and Reedley Committee 03.08.2026)

roof slope, removal of existing rear dormer window and erection of a replacement dormer window to rear roof slope subject to appropriate conditions, including a requirement that the proposed dormers match the roof design, style and colour of other dormers within the street.

26/0377/HHO Full: Erection of dormer windows to front and rear roof slopes and the erection of a single storey rear extension at 7 Hawarden Street, Nelson for Mr Matin Arshad

RESOLVED

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

26/0422/HHO Full: Erection of dormer windows to front and rear roof slopes at 26 Rook Street, Nelson for Mr Raja Afzal.

RESOLVED

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

(b) Planning Appeals

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

52. ENFORCEMENT ACTION

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

53. AREA COMMITTEE BUDGET 2026/27

The Head of Legal and Democratic Services submitted a report that advised members that the proposed allocations made at the May meeting would mean that the 2026/27 Area Committee Budget would be over committed.

A total of £16,500 was committed on 6 July leaving £43,900 available for reallocation.

RESOLVED

That consideration of the remaining uncommitted funds be deferred to the next meeting.

REASON

To enable the Area Committee Budget to be allocated efficiently and effectively.

54. PROPOSED DIVERSION OF PUBLIC FOOTPATH FP1306232 AND FP1303017 AT LAND OFF HALIFAX ROAD, NELSON

The Head of Legal and Democratic Services submitted a report that asked the Committee to give approval to officers to make and confirm an order to divert a public footpath.

The Committee was informed that planning permission (Ref. 25/0149/FUL) had been granted for the change of use of land to a cemetery, including the provision of car parking. The approved development included new access paths and burial areas. As the existing public footpaths crossed land designated for burials, it was proposed that they be diverted to an alternative route to facilitate the development.

RESOLVED

- (1) That the Head of Legal and Democratic Services be authorised to make an order under Section 257 of the Town and Country Planning Act to divert public footpaths FP1306232 and FP1303017 as shown in the proposals map included as Appendix 2 to the report.
- (2) That the Head of Legal and Democratic Services be authorised to include in the order a requirement that the new footpaths are constructed to a minimum width of 2.0m wide.
- (3) That the Head of Legal and Democratic Services be authorised either to confirm the order, or if any objections are made and not subsequently withdrawn, to send the order to the Secretary of State to be determined.

REASON

Diverting the footpath is considered necessary for the development to be carried out.

55. PENDLE TRAFFIC LIAISON MEETING

The minutes of the Pendle Traffic Liaison Meeting held on Tuesday 2nd June 2026 were submitted for information.

56. PROVISION OF LITTER/DOG WASTE BINS

An update was given on the provision of litter/dog waste bins in Quarter 1 – 1st April to 31st June 2026 which was noted.

57. PROPOSED DISPOSAL OF PENDLE INNOVATION CENTRE, BROOK STREET, NELSON

The Director of Property Services submitted a report seeking Members' recommendation to the Executive that Pendle Innovation Centre, Brook Street, Nelson, be declared surplus to requirements, in advance of the Executive's formal consideration and determination of the matter.

Members were advised that, despite marketing the property, there had been no significant interest in leasing the premises. Ongoing holding costs continued to be incurred while the property remained vacant, and the current market interest was focused on the acquisition of the freehold rather than a leasehold interest. It was therefore recommended that the property be declared surplus to requirements and offered for sale.

RECOMMENDATION

(Nelson, Brierfield and Reedley Committee 03.08.2026)

- (1) That the Executive be recommended to declare the Pendle Innovation Centre, Brook Street, Nelson surplus to requirements and placed on the open market for sale.
- (2) That, subject to (1) above the Director of Resources be granted delegated authority to negotiate the sale price and terms of the disposal.

REASON

To protect the Council's property interests and minimise ongoing financial liabilities associated with the vacant property.

58. CONFIRMATION OF TREE PRESERVATION ORDER TPO/NO1/2026 LAND ADJACENT TO BORROWDALE DRIVE, REEDLEY

The Assistant Director of Planning, Building Control and Regulatory Services submitted a report seeking confirmation of Tree Preservation Order (TPO) No. 1/2026 relating to land adjacent to Borrowdale Drive, Reedley.

The Committee was advised that the trees were under immediate threat, as site clearance works had commenced. The trees made a significant contribution to the character and appearance of the area, supported biodiversity, and provided wider environmental benefits. It was therefore considered that they had significant amenity value and warranted statutory protection.

RESOLVED

That Tree Preservation Order TPO/No. 1/2026 relating to land adjacent to Borrowdale Drive, Reedley be confirmed.

REASON

To safeguard the amenity value and character of the area.

59. OVERGROWN HEDGES AND TREES TO THE REAR OF COMMERCIAL STREET, BRIERFIELD

It was reported that works would be undertaken to address the overgrown hedges and trees to the rear of Commercial Street, Brierfield. Members welcomed the proposed works.

60. GINNEL AT HODGE HOUSE AREA AND ON REGENT STREET, NELSON

It was reported that Together Housing would investigate the ginnels within its ownership and provide an update on ownership and any proposed actions by the next meeting of the Committee.

61. HALIFAX ROAD & WALVERDEN ROAD, BRIERFIELD.

It was reported that the issues relating to the traffic signals at the junction of Halifax Road and Walverden Road, Brierfield, had been resolved.

A Member reported that a similar issue had arisen at the junction of Halifax Road and Colne Road, Brierfield.

It was requested that a meeting be arranged with Lancashire County Council to discuss potential measures to improve the flow of traffic at the junctions.

RESOLVED

That Lancashire County Council be contacted to arrange a meeting with Councillors to discuss measures to improve traffic flow and address the issues identified at Halifax Road & Colne Road.

62. LAND AT KINGS CAUSEWAY, HALIFAX ROAD, BRIERFIELD

Members agreed that, due to ongoing works and issues relating to site access, no further consideration could be given at this time to the potential future use of the land.

63. EXCLUSION OF THE PUBLIC AND PRESS

Exclusion of the Public and Press To consider excluding the public and press from the meeting during the next following items of business in pursuance of the power contained in Section 100(A)(4) of the Local Government Act, 1972 as amended when it is likely, in view of the nature of the proceedings or the business to be transacted, that there will be disclosure of exempt information which is likely to reveal the identity of an individual.

64. ENVIRONMENTAL CRIME

(Councillor M. Sakib declared a pecuniary interest and withdrew from the meeting for this item.)

The Assistant Director Operational Services submitted a report on environmental crime in Nelson, Brierfield & Reedley for information.

Chair