

MEETING OF THE DEVELOPMENT MANAGEMENT COMMITTEE

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

TO BE HELD ON
TUESDAY 20TH OCTOBER 2026
AT 6.30 P.M.

IN THE
WILSON ROOM, 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/K-J1qY1N79U?si=ZhzN5TVHuTrMBEa3>

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

Joanne Eccles tel: 01282 661654
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، جیسا کہ
آپ کے لئے زیادہ بہتر ہو، تو ہمارے سرکاری کسٹمر سروسز پر
تелефون کریں۔

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.

A G E N D A

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 22nd September 2026.

3. Planning Applications

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 –

26/0472/HHO Full: Erection of a single storey side and rear extension at 8 Regent Place, Nelson

At a meeting of Nelson, Brierfield and Reedley Committee on 5th October 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 proposed extension would breach the 45 degree guidance in relation to a habitable room window in an adjoining property and result in an unacceptable overbearing impact upon that habitable room, 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.

26/0480/HHO Full: Erection of a single storey rear extension at 384 Leeds Road, Nelson

At a meeting of Nelson, Brierfield and Reedley Committee on 5th October 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 proposed extension would breach the 45 degree guidance in relation to a habitable room window in an adjoining property and result in an unacceptable overbearing impact upon that habitable room, 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.

26/0522/HHO Full: Erection of a single storey rear extension and single storey

***outbuilding connected by a veranda at 11 Wharfedale Avenue,
Reedley***

At a meeting of Nelson, Brierfield and Reedley Committee on 5th October 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 proposed extension would breach the 45 degree guidance in relation to a habitable room window in an adjoining property and result in an unacceptable overbearing impact upon that habitable room, 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.

***25/0357/CND Approval of Details Reserved by Condition: Discharge Condition 13 (Landscaping Scheme), Condition 14 (External Lighting Scheme) and Condition 15 (Heat pump details) of Planning Permission
25/0813/FUL at land to the north of The Stables, Old Stone Trough Lane, Kelbrook***

At a meeting of West Craven Committee on 6th October the decision to refuse to discharge these conditions was referred as a recommendation to this Committee as this decision would represent a significant risk of costs being awarded against the Council in the event of an appeal. The Planning Officer's recommendation is to discharge the conditions.