MINUTES OF A MEETING OF THE
DEVELOPMENT MANAGEMENT COMMITTEE
HELD AT NELSON TOWN HALL
ON 20TH OCTOBER 2026

PRESENT –

Councillor M. Adnan (Chair)

Councillors
S. Cockburn-Price
D. Hartley
M. Iqbal
Y. Iqbal
N. McCollum
M. Sakib
A. Sutcliffe
M. Waddington
L. Whipp

Officers

N. Watson	*Assistant Director Planning, Building Control and Regulatory Services*
E. Barker	*Legal Services Manager*
J. Eccles	*Committee Administrator*

(Apologies for absence were received from Councillors F. Ahmad and D. Lord.)

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12. DECLARATION OF INTERESTS

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

13. MINUTES

RESOLVED

That the Minutes of the meeting held on 22nd September 2026 be approved as a correct record and signed by the Chair.

14. PLANNING APPLICATIONS

Referrals from area committees

The Assistant Director Planning, Building Control and Regulatory Services submitted a 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 for Mr Peter Nawab

(A site visit was undertaken prior to the meeting.)

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

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represent a significant departure from policies DM16 and DM24 of the Pendle Local Plan Fourth Edition and the Design Principles SPD.

A planning update circulated prior to the meeting reported that the applicant had submitted a prior approval notification for a Larger Home Extension (LHE) on 18th September 2026 which was determined on 13th October with no objections from neighbouring properties. Permission therefore existed through that process to erect a 6m extension, albeit slightly different in layout than the extension proposed. This was given weight in the assessment of this application as it provided a fall-back position.

When assessing the residential amenity impact on No. 6 Regent Place, the overbearing impact of the proposal on the ground floor rear-facing kitchen window would not be materially different to what would occur under the LHE proposal. Therefore, given the fall-back position of permitted development, the proposal would not result in an unacceptable overbearing or overshadowing impact and would be acceptable in residential amenity terms. The Planning Officer's recommendation had therefore changed to approval.

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:

   2366-02 (REV) ; 2366-03 (REV); 2366-04A; 2366-05 (REV); 2366-06 (REV); 2366-07 (REV)

   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.

   Informative Notes

   1. To minimise the impact on local residents, the following standard hours for noisy works should be adhered to:

   - Monday to Friday: 08:00 – 18:00
   - Saturday: 08:00 – 13:00
   - Sundays and Bank Holidays: No noisy works permitted

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

(A site visit was undertaken prior to the meeting.)

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 policies DM16 and DM24 of the Pendle Local Plan Fourth Edition and the Design Principles SPD.

The planning update reported receipt of amended plans changing the height of the proposed extension. The amended plans showed the roofline of the existing pitched-roof outrigger reducing from 6m to 4m and a flat roof extension beyond it. The proposed development would be acceptable in terms of residential amenity in accordance with policies DM16 and DM24 of the Adopted Pendle Local Plan Fourth Edition (2021-2040) and the Adopted Pendle Design principles SPD.

It was noted that on the site visit, the extension had been built but it had not been built in accordance with the amended plans.

RESOLVED

(1) 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:

   26049 - 01- A Existing/Proposed Elevations

   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.

Informative

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.

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(2) That enforcement action be taken to regularise the unauthorised development due to its unacceptable impact on the living environment of the occupants of the adjoining house.

26/0522/HHO Full: Erection of a single storey rear extension and single storey outbuilding connected by a veranda at 11 Wharfedale Avenue, Reedley for Mr Umar Zaman

(A site visit was undertaken prior to the meeting.)

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 policies DM16 and DM24 of the Pendle Local Plan Fourth Edition and the Design Principles SPD.

The update reported receipt of amended plans which removed part of the existing veranda adjacent to the shared boundary with No. 9 Wharfedale Avenue. If built in accordance with the plans, the proposed development would not result in any unacceptable overbearing or overshadowing impacts to the occupiers of No. 9. However, Members noted on the site visit that the amendments had not yet been carried out.

The update stated that the proposal remained in conflict with Policy DM8 of the NPPF as it was concluded based on the available evidence that the unauthorised development was carried out intentionally. Substantial weight was given against the grant of retrospective planning permission where development was carried out intentionally. The recommendation therefore remained to refuse.

RESOLVED

(1) That planning permission be **granted** for the application to be carried out in accordance with the amended plans.

(2) That enforcement action be taken should the extension and outbuilding not be reduced in size in accordance with the amended plans within a month.

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

(A site visit was undertaken prior to the meeting.)

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.

Members were informed that this application had been withdrawn at the applicant's request.

CHAIR _____

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