

Local Government Act 1972  
**Whalley Parish Council**  
**Planning Committee Meeting**

Members of the Council, you are summoned to a Meeting of the Parish Council to be held on  
Thursday 15<sup>th</sup> January 2026 in the Calder Room, Whalley Old Grammar School at 7.00pm

Signed: *EKHaworth*

Liz Haworth - Clerk & Responsible Finance Officer

### Agenda

Agenda items should be submitted to the Clerk seven clear days before the meeting.

The Clerk will forward Councillors, all relevant information and supporting documents, 3 clear days before the meeting.

|           |   |  |
|-----------|---|--|
| <b>1.</b> | <b>Attendance &amp; Apologies</b>   |  |
|           | To record attendance and to receive apologies for absence.  |  |
| <b>2.</b> | <b>Declaration of Interests</b>   |  |
|           | Members are reminded of their responsibility to declare any disclosable pecuniary, other registrable or non-registrable interest in respect of matters contained in the agenda. |  |
| <b>3.</b> | <b>To Approve the Minutes of the Previous Meeting</b>   |  |
|           | To approve and confirm the accuracy of the Minutes of the meeting held on Thursday 20 <sup>th</sup> November 2025.  | Page<br>4  |
| <b>4.</b> | <b>To review and consider the Planning applications received since November 2025 meeting.</b>   |  |
|           | Planning Applications received for consideration attached.  | Applications<br>for<br>Consultation<br>Emailed to<br>Cllrs |
|           | Public Participation at the discretion of the Chairman (5 mins per person)  |  |

| Planning App  | Location/Proposal  | Plan Officer | Comments /Link   |
|---|--|--------------|--|
| 3/2025/0769<br>Received :<br>25/07/2025<br>Registered :<br>24/11/2025 | 4 Abbeycroft The Sands Whalley BB7 9TN<br>Alter or Extend a Listed Building<br>Listed Building Consent for proposed two-storey side extension. | Emily Pickup | <a href="https://webportal.ribbonvalley.gov.uk/planningApplication/37857">https://webportal.ribbonvalley.gov.uk/planningApplication/37857</a><br><br>Emailed for WPC Consultation (Dec 25) |
| 3/2025/0768<br>Received :<br>14/07/2025<br>Registered :<br>24/11/2025 | 4 Abbeycroft The Sands Whalley BB7 9TN<br>Applications for full consent<br>Planning Permission for proposed two-storey side extension.         | Emily Pickup | <a href="https://webportal.ribbonvalley.gov.uk/planningApplication/37856">https://webportal.ribbonvalley.gov.uk/planningApplication/37856</a><br><br>Emailed for WPC Consultation (Dec 25) |

| Planning App  | Location/Proposal   | Plan Officer   | Comments /Link  |
|---|---|----------------|---|
| 3/2025/0911<br><b>Received :</b><br>18/11/2025<br><b>Registered :</b><br>03/12/2025                                     | <b>2 Barley Close Whalley BB7 9XY</b><br><b>Certificate of Lawfulness - Existing</b><br>Certificate of Lawfulness for existing single storey domestic outbuilding ancillary to the main dwelling.   | Emily Pickup   | <a href="https://webportal.ribblevalley.gov.uk/planningApplication/37998">https://webportal.ribblevalley.gov.uk/planningApplication/37998</a>   |
| 3/2025/0934<br><b>Received :</b><br>26/11/2025<br><b>Registered :</b><br>03/12/2025                                     | <b>38 Mitton Road Whalley BB7 9RX</b><br><b>Applications for full consent</b><br>Proposed single storey rear extension to form dining room and ground floor WC.   | Lucy Walker    | <a href="https://webportal.ribblevalley.gov.uk/planningApplication/38020">https://webportal.ribblevalley.gov.uk/planningApplication/38020</a><br><br><b>Emailed for WPC Consultation (Dec 25)</b>           |
| 3/2025/0942<br><b>Received :</b><br>01/12/2025<br><b>Registered :</b><br>03/12/2025<br><b>Committee :</b><br>10/12/2025 | <b>2 Grasscroft Way Whalley BB7 9XX</b><br><b>Application for tree works</b><br>Fell Oak tree<br><br>Decided - Final Decision<br>APPROVED WITH CONDITIONS<br>Date : 10/12/2025  | David Hewitt   | <a href="https://webportal.ribblevalley.gov.uk/planningApplication/38027">https://webportal.ribblevalley.gov.uk/planningApplication/38027</a><br><br><b>Information Only</b>                                |
| 3/2025/0945<br><b>Received :</b><br>02/12/2025<br><b>Registered :</b><br>10/12/2025                                     | <b>4a Wiswell Lane Whalley BB7 9AF</b><br><b>Applications for full consent</b><br>Proposed single-storey side and rear extension.   | Lucy Walker    | <a href="https://webportal.ribblevalley.gov.uk/planningApplication/38030">https://webportal.ribblevalley.gov.uk/planningApplication/38030</a><br><br><b>Emailed for WPC Consultation</b>                    |
| 3/2025/0738<br><b>Received :</b><br>12/09/2025<br><b>Registered :</b><br>23/12/2025                                     | <b>Macfarlane Dental Practice 33 King Street Whalley BB7 9SP</b><br><b>Alter or Extend a Listed Building</b><br>Listed Building Consent for internal re-writing including wall-mounted trunking for sockets and IT in extension; replacement of doors; re-opening original doorway; removal of raised roof section to extension; installation of rooflight above workshop; installation of WCs including associated stud walling; installation of suspended ceiling; replacement of shop frontage; installation of internal fire corridor and associated walling. RSJ support to strengthen proposed surgery floor; overlay existing floor to support proposed dental chairs and protect floor; make good existing walls on all floors. | Kathryn Hughes | <a href="https://webportal.ribblevalley.gov.uk/planningApplication/37826">https://webportal.ribblevalley.gov.uk/planningApplication/37826</a><br><br><b>Emailed for WPC Consultation</b>                    |
| 3/2025/1000<br><b>Received :</b><br>07/11/2025  | <b>Macfarlane Dental Practice 33 King Street Whalley BB7 9SP</b><br><b>Alter or Extend a Listed Building</b><br>Listed Building Consent for replacement of existing shop front windows.   | Kathryn Hughes | <a href="https://webportal.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2025%2F1000">https://webportal.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2025%2F1000</a> |

| Planning App  | Location/Proposal   | Plan Officer | Comments /Link  |
|---|---|--------------|---|
| 3/2025/0780<br><b>Received :</b><br>29/09/2025  | <b>60 Mitton Road Whalley Clitheroe BB7 9RY</b><br><b>Applications for full consent</b><br>Proposed demolition of existing rear extension and chimney stack to be replaced with single-storey extension including installation of air source heat pump. | Lucy Walker  | <a href="https://webportal.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2025%2F0780">https://webportal.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2025%2F0780</a><br><br><b>Emailed for WPC Consultation.</b> |
| 3/2025/0993<br><br><b>Received :</b><br>18/12/2025<br><b>Registered :</b><br>06/01/2026 | <b>Land South of Accrington Road Whalley Advertisements</b><br>Advertisement Consent for the erection of two marketing sale boards on either side of the site access measuring 3.1m high and 1.35m wide and 0.12m deep.                                 | Emily Pickup | <a href="https://webportal.ribblevalley.gov.uk/planningApplication/38078">https://webportal.ribblevalley.gov.uk/planningApplication/38078</a><br><br><b>Emailed for WPC Consultation</b>  |

|           |   |  |
|-----------|---|--|
| <b>6.</b> | <b>Reports/Updates/Other</b>  |  |
|           | <p>Items arisen re planning, correspondence received since the last meeting that may result in future agenda item.</p> <p><b>6.1</b> Notification of planning appeal, 6001711, Unit 1 Ridding Lane Whalley BB7 9HW<br/>The Bark Park 3/2023/0659<br/><a href="https://webportal.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2023%2F0659">https://webportal.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2023%2F0659</a></p> <p><b>6.2</b> Notification of planning appeal, 6002056, Unit 7 Mitton Road Business Park Mitton Road Whalley BB7 9YE-Flyin Barbers 3/2024/1012<br/><a href="https://webportal.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2024%2F1012">https://webportal.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2024%2F1012</a></p> <p><b>6.3</b> Mitton Road Business Park - Phase 1 Access Road &amp; Business Use</p> <p><b>6.4</b> 29 King Street - Neon Signage in a Conservation Area</p> <p><b>6.5</b> + Any Other Updates</p> |  |
| <b>7.</b> | <b>Next Meeting Date</b>  |  |
|           | The next meeting date is Thursday 18 <sup>th</sup> February 2026 to be held at Whalley Old Grammar School at 7pm in The Calder Room.  |  |

Local Government Act 1972  
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**Planning Committee Meeting**

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Thursday 20<sup>th</sup> November 2025 in the Calder Room, Whalley Old Grammar School at 7.00pm

Signed: *EKHaworth*

Liz Haworth - Clerk & Responsible Finance Officer

### Minutes

Agenda items should be submitted to the Clerk seven clear days before the meeting.

The Clerk will forward Councillors, all relevant information and supporting documents, 3 clear days before the meeting.

|    |   |        |
|----|---|--------|
| 1. | <b>Attendance &amp; Apologies</b>   |        |
|    | Present: Cllr Allen, Cllr Ball, Cllr Duckworth, Cllr Highton, Cllr Smith, Cllr Threlfall (Chairman), Cllr Vickers.<br>Apologies: Borough Cllr Atherton.<br>In Attendance: Liz Haworth (Clerk), 8 members of the public. | 249/25 |
| 2. | <b>Declaration of Interests</b>   |        |
|    | There were no declarations of any disclosable pecuniary, other registrable or non-registrable interest in respect of matters contained in the agenda.   | 250/25 |
| 3. | <b>To Approve the Minutes of the Previous Meeting</b>   |        |
|    | It was resolved to approve and confirm the accuracy of the Minutes of the meeting held on Thursday 16 <sup>th</sup> October 2025.   | 251/25 |
| 4. | <b>To review and consider the Planning applications received since September 2025 meeting.</b>  |        |
|    | Planning Applications received for consideration attached.<br><br>Public Participation at the discretion of the Chairman (5 mins per person)  | 252/25 |

| Planning App   | Location/Proposal  | Plan Officer    | Comments /Link   |
|--|--|-----------------|--|
| <b>3/2025/0810</b><br><b>Received :</b><br><b>03/10/2025</b><br><b>Registered :</b><br><b>15/10/2025</b> | 33 Treetops Whalley Clitheroe BB7 9WE<br>Certificate of Lawfulness – Proposed<br>Certificate of Lawfulness for proposed<br>erection of a rear garden room extension. | Emily<br>Pickup | <a href="https://webportal.ribblevalley.gov.uk/planningApplication/37898">https://webportal.ribblevalley.gov.uk/planningApplication/37898</a><br><br><b>Noted.</b> |

| Planning App   | Location/Proposal  | Plan Officer      | Comments /Link  |
|--|--|-------------------|---|
| <b>3/2025/0873</b><br><br><b>Received :</b><br><b>31/10/2025</b>   | <b>Land at Springwood Drive Whalley BB7 9XL</b><br><b>Applications for full consent</b><br>Construction of 6 detached dwellings with associated parking and landscaping at land off Springwood Drive.  | Stephen Kilmartin | <a href="https://webportal.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2025%2F0873">https://webportal.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2025%2F0873</a><br><br><b>Emailed for WPC Consultation</b><br><br><b>Noted.</b>   |
| <b>3/2025/0870</b><br><b>Received :</b><br>30/10/2025<br><b>Registered :</b><br>31/10/2025                                     | <b>18 Accrington Road (Former Whalley Motor Services) Whalley BB7 9TD</b><br><b>Applications for full consent</b><br>Proposed demolition of former motor services building and construction of new office building.  | Stephen Kilmartin | <a href="https://webportal.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2025%2F0870">https://webportal.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2025%2F0870</a><br><br><b>Emailed for WPC Consultation.</b><br><b>Noted although the PC have concerns about the impact on the village of parking additional vehicles.</b> |
| <b>3/2025/0610</b><br><b>Received :</b><br><b>06/08/2025</b><br><b>Registered :</b><br><b>13/10/2025</b>                       | <b>26 Woodlands Park Whalley BB7 9UG</b><br><b>Applications for full consent</b><br>Proposed first floor extension over existing garage  | Lucy Walker       | <a href="https://webportal.ribblevalley.gov.uk/planningApplication/37699">https://webportal.ribblevalley.gov.uk/planningApplication/37699</a><br><br><b>Noted.</b>  |
| <b>3/2025/0805</b><br><b>Received :</b><br><b>07/10/2025</b><br><b>Registered :</b><br><b>13/10/2025</b>                       | <b>1 Clitheroe Road Whalley BB7 9AA</b><br><b>Application for tree works in a conservation area</b><br>Fir Tree - Removal of full crown.   | Alex Shutt        | <a href="https://webportal.ribblevalley.gov.uk/planningApplication/37893">https://webportal.ribblevalley.gov.uk/planningApplication/37893</a><br><br><b>Information Only.</b>   |
| <b>3/2025/0753</b><br><b>Received :</b><br>19/09/2025<br><b>Registered :</b><br>16/10/2025                                     | <b>22 Clitheroe Road Whalley BB7 9AB</b><br><b>Applications for full consent</b><br>Proposed two storey side extension and entrance canopy.  | Lucy Walker       | <a href="https://webportal.ribblevalley.gov.uk/planningApplication/37841">https://webportal.ribblevalley.gov.uk/planningApplication/37841</a><br><br><b>Emailed for WPC Consultation.</b><br><b>WPC have concerns of overdevelopment.</b>   |
| <b>3/2025/0829</b><br><b>Received :</b><br>14/10/2025<br><b>Registered :</b><br>16/10/2025<br><b>Committee :</b><br>27/10/2025 | <b>5 Hayhurst Road Whalley BB7 9RL</b><br><b>Application for tree works</b><br>Fell T1 (Oak Tree) within front garden to ground level.<br><b>Decided – Final Decision APPROVED WITH CONDITIONS</b><br><b>Date : 27/10/2025</b>                                 | David Hewitt      | <a href="https://webportal.ribblevalley.gov.uk/planningApplication/37917">https://webportal.ribblevalley.gov.uk/planningApplication/37917</a><br><br><b>Information Only.</b>   |
| <b>3/2025/0815</b><br><b>Received :</b><br>07/10/2025<br><b>Registered :</b><br>17/10/2025                                     | <b>88 Mitton Road Whalley BB7 9JN</b><br><b>Prior notification of proposed larger home extensions</b><br>Prior notification for proposed single-storey rear extension under Part 1 Class A of the GDPO 4m long, 3m high (max) to ridge and 2.9m high to eaves. | Emily Pickup      | <a href="https://webportal.ribblevalley.gov.uk/planningApplication/37903">https://webportal.ribblevalley.gov.uk/planningApplication/37903</a><br><br><b>Noted.</b>  |

| Planning App  | Location/Proposal   | Plan Officer | Comments /Link   |
|---|---|--------------|--|
| 3/2025/0783<br><b>Received :</b><br>30/09/2025<br><b>Registered :</b><br>22/10/2025 | 2 Cherry Tree Road Whalley BB7 9YH<br><b>Applications for full consent</b><br>Proposed two storey extension to rear of property to create additional living accommodation.  | Emily Pickup | <a href="https://webportal.ribblevalley.gov.uk/planningApplication/37871">https://webportal.ribblevalley.gov.uk/planningApplication/37871</a><br><br><b>Emailed for WPC Consultation.</b><br><b>WPC notes concerns of overlooking neighbouring property.</b> |
| 3/2025/0416<br><b>Received :</b><br>23/05/2025<br><b>Registered :</b><br>24/10/2025 | 3 Waters Edge Whalley BB7 9UF<br><b>Applications for full consent</b><br>Regularisation of single storey rear extension.  | Emily Pickup | <a href="https://webportal.ribblevalley.gov.uk/planningApplication/37507">https://webportal.ribblevalley.gov.uk/planningApplication/37507</a><br><br><b>Emailed for WPC Consultation.</b><br><br><b>Noted.</b>   |
| 3/2025/0851<br><b>Received :</b><br>23/10/2025<br><b>Registered :</b><br>31/10/2025 | 3 Westfield Close Whalley BB7 9XG<br><b>Applications for full consent</b><br>Proposed single-storey rear extension and landscaping works.   | Emily Pickup | <a href="https://webportal.ribblevalley.gov.uk/planningApplication/37939">https://webportal.ribblevalley.gov.uk/planningApplication/37939</a><br><br><b>Emailed for WPC Consultation.</b><br><br><b>Noted.</b>   |
| 3/2025/0898<br><b>Received :</b><br>11/11/2025                                      | Land to the rear gardens 6 and 7 Nethertown Gardens Whalley BB7 9GU<br><b>Application for tree works</b><br>T1 (Oak) and T2 (Oak) Remove dead wood greater than 25mm. T3 (Horse Chestnut ) prune to clear building by 2m and to clear boundary line. T4 (Oak) Remove to ground level. and T7 (Oak) remove dead wood greater than 25mm and prune to clear boundary line. |              | <a href="https://webportal.ribblevalley.gov.uk/planningApplication/37985">https://webportal.ribblevalley.gov.uk/planningApplication/37985</a><br><br><b>Information Only.</b>  |

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|-----------|---|--------|
| <b>6.</b> | <b>Reports/Updates/Other</b>  |        |
|           | Items arisen re planning, correspondence received since the last meeting that may result in future agenda item.   |        |
|           | <ul style="list-style-type: none"> <li>3/2025/0870 18 Accrington Road Whalley BB7 9TD application resident concerns WPC will write to RVBC over concerns about the impact on employee parking.</li> </ul>   | 253/25 |
|           | <ul style="list-style-type: none"> <li>Mitton Road Business Park – Phase 1 Access Road &amp; Business Use- verbal report WPC will contact RVBC over concerns of incorrect business use, noise and working outside of business hours affecting the local residents and amenity.</li> </ul> | 254/25 |
|           | <ul style="list-style-type: none"> <li>Conservation Area updated to Parish Council website.</li> </ul>  | 255/25 |
| <b>7.</b> | <b>Next Meeting Date</b>  |        |
|           | The next meeting date is Thursday 15 <sup>th</sup> January 2026 to be held at Whalley Old Grammar School at 7pm in The Calder Room.   | 256/25 |
|           | It was resolved to allow temporary email submissions of objections or comments from Councillors for any planning applications requiring feedback before the next committee meeting in January 2026.   | 257/25 |

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|  | Any responses will be reviewed and ratified by full committee at the January meeting. |  |
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Meeting Closed at 7.35pm.

***Draft Minutes subject to Confirmation***

Planning Department/Planning Enforcement  
Council Offices  
Church Walk  
Clitheroe  
Lancashire  
BB7 2RA

26<sup>th</sup> November 2025

Dear Sirs,

Re: Neon Signage in a conservation area.  
Location: 29 King Street, Whalley BB7 9SP – Pink Nails Salon.

Whalley Parish Council wish to express our strong opposition to the installation of neon signage at 29 King Street, Whalley.

King Street lies within the Whalley Conservation Area, where the preservation of architectural character, visual coherence, and traditional shopfront appearance is of high importance.

The Parish Council considers the neon signage to be wholly inappropriate, visually intrusive, and out of keeping with the established historic streetscape, conflicting with the heritage character of surrounding buildings and does not reflect the traditional materials or subdued design expected within a conservation-designated area.

Its presence has a detrimental impact on the visual amenity of the street and risks setting a precedent for similarly unsuitable signage in the future.

We therefore urge the Planning Authority to review this matter and take appropriate action to ensure compliance with conservation standards and the protection of Whalley's historic environment.

Thank you for your attention to this issue.

The Parish Council asks to be kept informed regarding the outcome of any enforcement or planning decision relating to this signage.

Yours sincerely

*EK Haworth*

Liz Haworth  
Clerk and Responsible Finance Officer  
Whalley Parish Council



Emily Pickup  
Planning Department  
Council Offices  
Church Walk  
Clitheroe  
Lancashire  
BB7 2RA

26<sup>th</sup> November 2025

Dear Emily Pickup,

Planning Application No: 3/2025/0783

Grid Ref: 372709 436352

Proposal: Proposed two storey extension to rear of property to create additional living accommodation.

Location: 2 Cherry Tree Road Whalley BB7 9YH

Whalley Parish Council wish to comment on the above planning application.

While the Parish Council acknowledges the homeowner's desire to improve and extend their property, we have concerns regarding potential overlooking and loss of privacy arising from the proposed window placement.

Due to the height and rear-facing nature of the extension, any upper-floor windows may have direct views into adjoining properties. This raises issues regarding the privacy of neighbouring residents.

We respectfully request that the Planning Authority considers whether appropriate measures are required to mitigate this impact. This could include the use of obscure glazing, redesign or repositioning of windows.

Thank you for considering our comments.

Yours sincerely,

*EK Haworth*

Liz Haworth  
Clerk and Responsible Finance Officer  
Whalley Parish Council

Lucy Walker  
Planning Department  
Council Offices  
Church Walk  
Clitheroe  
Lancashire  
BB7 2RA

26<sup>th</sup> November 2025

Dear Lucy Walker,

Planning Application No: 3/2025/0753  
Grid Ref: 373449 436549  
Proposal: Proposed two storey side extension and entrance canopy.  
Location: 22 Clitheroe Road Whalley BB7 9AB

Whalley Parish Council wish to object and comment on the above planning application.

The Parish Council recognises the applicant's intention to enhance the existing dwelling, however, we have concerns regarding the scale and massing of the proposed development. It is the Council's view that the size of the two-storey side extension represents overdevelopment of the plot, resulting in a structure that appears disproportionately large in relation to both the original property and the neighbouring houses.

The proposed extension would significantly increase the footprint of the existing house and reduce the visual spacing between properties, affecting the street scene of Clitheroe Road and may set an undesirable precedent for future oversized extensions in the area.

We respectfully request that the Planning Authority considers whether the proposal, in its current form, is sympathetic to the scale, character, and pattern of development within this part of Whalley and would suggest that a reduced and more proportionate design may be more appropriate for the site.

Yours sincerely,

*EK Haworth*

Liz Haworth  
Clerk and Responsible Finance Officer  
Whalley Parish Council

Stephen Kilmartin  
Planning Department  
Council Offices  
Church Walk  
Clitheroe  
Lancashire  
BB7 2RA

26<sup>th</sup> November 2025

Dear Stephen Kilmartin,

Planning Application No: 3/2025/0870

Grid Ref: 373476 436109

Proposal: Proposed demolition of former motor services building and construction of new office building.

Location: 18 Accrington Road (Former Whalley Motor Services) Whalley BB7 9TD

We wish to submit comments regarding planning application 3/2025/0870, relating to the proposed demolition of the former motor services building and the construction of a new office building.

While we are broadly supportive of the proposal and recognise the potential benefits that the redevelopment could bring to the area, we would like to raise concern regarding the likely increase in vehicle numbers associated with the new office use.

An office building of the scale proposed will inevitably result in additional staff and visitor traffic, and we are concerned that existing parking provision may not be adequate to accommodate this.

Without appropriate measures in place, there is a risk that parking could overspill onto surrounding streets, increasing congestion and impacting both residents and businesses nearby.

We would therefore ask that the Council ensures that adequate parking provision is clearly addressed within the plans, and that any necessary mitigation — such as designated bays, visitor parking, or sustainable travel planning — is secured as a condition of approval.

We appreciate your consideration of these comments and look forward to seeing how this development progresses in a way that benefits the local area while minimising transport and parking pressures.

Yours sincerely,

*EK Haworth*

Liz Haworth  
Clerk and Responsible Finance Officer  
Whalley Parish Council