

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 18th April 2024 in the Calder Room, Whalley Old Grammar School at 7.00-7.30pm

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.

1.	Attendance & Apologies	
	To record attendance and to receive apologies for absence.	
2.	Declaration of Interests	
	To receive declarations of disclosable pecuniary, other registrable and non-registrable interests in items for discussion on the agenda.	
3.	To Approve the Minutes of the Previous Meeting	
	To approve and confirm the accuracy of the Minutes of the meeting held on Thursday 21 st March 2024.	
4.	To review and consider the Planning applications received since March 2024 meeting.	
	Planning Applications received for consideration attached. Public Participation at the discretion of the Chairman (5 mins per person)	Applications for Consultation Emailed to Cllrs

Planning App	Location/Proposal	Plan Officer	Comments /Link
3/2024/0209 Received : 12/03/2024 Registered : 25/03/2024	21 Lawsonsteads Brookes Lane Whalley BB7 9RG Applications for full consent Proposed addition of one new window opening (window frame to be timber) to the front elevation and three new conservation style velux rooflights to the rear elevation.	Stephen Kilmartin	https://webportal.ribblevalley.gov.uk/planningApplication/36265 Emailed to WPC for Consultation

Planning App	Location/Proposal	Plan Officer	Comments /Link
3/2024/0201 Received : 12/03/2024 Registered : 28/03/2024	21 Abbots Croft Whalley BB7 9RR Applications for full consent Proposed single-storey extensions to front, side and rear.	Emily Pickup	https://webportal.ribblevalley.gov.uk/planningApplication/36257
3/2024/0141 Received : 20/02/2024 Registered : 25/03/2024	39 King Street Whalley BB7 9SP Applications for full consent Proposed change of use from estate agents (Use Class E) to beauty salon (sui generis) and alterations to front elevation.	Stephen Kilmartin	https://webportal.ribblevalley.gov.uk/planningApplication/36199 Emailed to WPC for Consultation
3/2024/0120 Received : 13/02/2024 Registered : 02/04/2024	White House Bungalow Moreton Park Whalley BB7 9DW Applications for full consent Proposed single-storey extension to side and rear and regularisation of porch to front.	Emily Pickup	https://webportal.ribblevalley.gov.uk/planningApplication/36178 Emailed to WPC for Consultation
3/2024/0229 Received : 20/03/2024	4 Meadow Close Whalley BB7 9YA Applications for full consent Proposed single-storey extension to rear.		https://webportal.ribblevalley.gov.uk/planningApplication/36285
3/2024/0103 Received : 06/02/2024 Registered : 19/03/2024 Committee : 28/03/2024	Mullions 16 Wiswell Lane Whalley BB7 9AF Application for tree works Remove T1 (Common Beech), T4 (Maple), T5 (Cherry) and T9 (Ash). Prune T3 (Sycamore) to remove hanging dead branch and deadwood. Prune T7 (Horse Chestnut) to reduce canopy by 1.5-2m. Sever Ivy on T8 (Wild Cherry) and allow to die off. Prune trees within G1 to attain 5m clearance over highway and 1m around street lighting and sever Ivy.	David Hewitt	https://webportal.ribblevalley.gov.uk/planningApplication/36161 Information Only

5. Reports/Updates/Other	
Items arisen re planning / correspondence received since the last meeting.	
<ul style="list-style-type: none"> Planning Inspectorate ROW/3322263 	
6. Next Meeting Dates	
To approve the date of the next meeting on Thursday 16 th May 2024 at 7pm at Whalley Old Grammar School.	

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 21st March 2024 in the Lower Garden Room, Whalley Old Grammar School at 7.00-7.30pm

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.	Attendance & Apologies	
	Present: Cllr Allen, Cllr Highton, Cllr Mirfin, Cllr Threlfall (Chairman), Cllr Vickers. Apologies: Cllr Ball, Cllr Brown, Cllr Carlton, Cllr Smith, Borough Cllrs Wilkins-Odudu, Atherton, and Hindle. Present: Liz Haworth Clerk, 3 members of the public.	121/24
2.	Declaration of Interests	
	Cllr Allen declared a disclosable pecuniary, other registrable and non-registrable interests in 23 Woodland Park and will not participate in this discussion.	122/24
3.	To Approve the Minutes of the Previous Meeting	
	It was resolved to approve and confirm the accuracy of the Minutes of the meeting held on Thursday 15 th February 2024.	123/24
4.	To review and consider the Planning applications received since February 2023 meeting.	
	Planning Applications received for consideration attached. Public Participation at the discretion of the Chairman (5 mins per person)	124/24

Planning App	Location/Proposal	Plan Officer	Comments /Link
3/2024/0111 Received : 07/02/2024 Registered : 27/02/2024	17 Woodlands Drive Whalley BB7 9TG Applications for full consent Proposed single storey extension to rear and side. Resubmission of 3/2023/0442.	Emily Pickup	https://webportal.ribblevalley.gov.uk/planningApplication/36169 Emailed to WPC for Consultation Noted

Planning App	Location/Proposal	Plan Officer	Comments /Link
3/2023/0358 Received : 02/05/2023 Registered : 01/08/2023	Abbots Court 41 Station Road Whalley BB7 9RH Applications for full consent Partial demolition and rebuilding of lower ground and ground floor to rear to facilitate the change of use from Restaurant (Eb) to a Hotel (C1).	Kathryn Hughes	https://webportal.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2023%2F0358 AMENDED DESCRIPTION AND PLANS RECEIVED Emailed to WPC for Consultation To inform our original comments still stand, privacy -windows should be non opening & obscure glass/ condition 6 as applied as in application 3/2016/1079/ insufficient parking
3/2024/0100 Received : 05/02/2024 Registered : 28/02/2024	23 Woodlands Park Whalley BB7 9UG Certificate of Lawfulness – Proposed Certificate of lawfulness for proposed single-storey extension to rear.	Emily Pickup	https://webportal.ribblevalley.gov.uk/planningApplication/36158 Noted
3/2023/1034 Received : 18/12/2023 Registered : 28/02/2024	23 Abbey Farm View Whalley BB7 9YF Applications for full consent Proposed installation of air source heat pump.	Emily Pickup	https://webportal.ribblevalley.gov.uk/planningApplication/36041 Emailed to WPC for Consultation Noted
3/2024/0162 Received : 28/02/2024	Old Grammar School Community Centre Station Road Whalley BB7 9RH Demolition of a Listed Building Listed Building Consent for demolition of existing brick built lean-to and replacement with new single-storey stone-faced extension, with slate roof and flat roof infill.	Stephen Kilmartin	https://webportal.ribblevalley.gov.uk/planningApplication/36219 Emailed to WPC for Consultation Noted
3/2024/0174 Received : 05/03/2024	Old Grammar School Community Centre Station Road Whalley BB7 9RH Variation of Condition Proposed demolition of existing brick built lean-to and replacement with new extension, fencing to create outdoor play area for pre-school, internal alterations to provide disabled lift, first floor classroom, improved toilet areas, pre-school leaders office and associated works pursuant to variation of conditions 2 (approved plans) of planning permission 3/2021/0350 to	Stephen Kilmartin	https://webportal.ribblevalley.gov.uk/planningApplication/36230 Emailed to WPC for Consultation Noted

	accommodate a change in window proportions and a change to the roof.		
Planning App	Location/Proposal	Plan Officer	Comments /Link
3/2023/0849 Received : 23/10/2023 Registered : 06/03/2024	17 Elm Close Calderstones Whalley BB7 9UT Application for tree works Oak Tree in rear garden - deadwood, reduce crown by 1m and crown lift to 3m. Slight reduction/reshaping of outer canopy.	David Hewitt	https://webportal.ribblevalley.gov.uk/planningApplication/35862 Information Only
3/2024/0161 Received : 28/02/2024	12 Cottam Close Whalley BB7 9RE Application for tree works	David Hewitt	https://webportal.ribblevalley.gov.uk/planningApplication/36218 Information Only

5. Reports/Updates/Other	
Items arisen re planning / correspondence received since the last meeting.	125/24
<ul style="list-style-type: none"> LCC Highway comments 3/2023/0358-Abbots Court 41 Station Road Whalley BB7 9RH, 3/2023/0659-Land on the south side of Ridding Lane (Broad Lane) Whalley adj Sewage Works Planning and Development Committee, Thursday,14th March 2024 - 3/2023/0659-Land on the south side of Ridding Lane (Broad Lane) – It was reported that this application was withdrawn. WPC to write in support of LCC comments re pick-up and drop-off service to keep movements on the track to a minimum. 	126/24
6. Next Meeting Dates	
It was approved the date of the next meeting on Thursday 18 th April 2024 at 7pm at Whalley Old Grammar School.	127/24

Meeting Closed at 7.20pm

Signed by Chairman:
Councillor John Threlfall

Date:



WHALLEY PARISH COUNCIL

Whalley Parish Clerk
27 Waddow Grove
Waddington, Clitheroe
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E:clerk@whalleyparishcouncil.org.uk

Kathryn Hughes
Planning Department
Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA

22nd March 2023

Dear Kathryn Hughes,

Planning Application No: 3/2023/0659

Grid Ref: 372246 436279

Proposal: Change of use of agricultural land to exercise/play area for dogs. Erection of secure fencing and wooden shelter/rest area. Construction of limestone/gravel area for vehicle drop-offs and non-designated parking using existing gates. Pursuant to variation of condition 4 (number of dogs allowed on site) on planning permission 3/2018/1054 to allow up to 50 dogs.

Location: Land on the south side of Ridding Lane (Broad Lane) Whalley adj Sewage Works.

Further to the planning and development meeting committee scheduled to discuss the above application, which we understand was withdrawn, Whalley Parish Council support the comments from LCC with regards to the business being used as a doggy day care business rather than an exercise area for dogs as per planning application 3/2018/1054.

We advocate for the implementation of a pick-up and drop-off service, or the enforcement of the original conditions stipulated in the application approval.

We anticipate your prompt and suitable response.

Yours sincerely,

EK Haworth

Liz Haworth
Clerk and Responsible Finance Officer
Whalley Parish Council



WHALLEY PARISH COUNCIL

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Kathryn Hughes
Planning Department
Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA

22nd March 2024

Dear Kathryn Hughes,

Planning Application No: 3/2023/0358

Grid Ref: 372949 436436

Proposal: Partial demolition and rebuilding of lower ground and ground floor to rear to facilitate the change of use from Restaurant (Eb) to a Hotel (C1).

Location: Abbots Court 41 Station Road Whalley BB7 9RH

Whalley Parish Council continue to object to the above planning application on the grounds of over intensive development.

As previously stated, we have concerns over loss of light and privacy to neighbouring properties located behind the property. We ask that the same condition 6 as applied as in application 3/2016/1079, that non-opening **obscure glass** windows must remain.

WPC have concerns over the accessibility to the rear of building for emergency service vehicles, along with potential insufficient parking.

Yours sincerely,

EK Haworth

Liz Haworth
Clerk and Responsible Finance Officer
Whalley Parish Council



Ribble Valley
Borough Council

www.ribblevalley.gov.uk

RIBBLE VALLEY (Footpath 3-45-FP51) DIVERSION ORDER 2023

Town and Country Planning Act 1990 Section 257

On 26 March 2024 the Secretary of State for the Environment Food and Rural Affairs confirmed the above order.

The effect of the order as confirmed will be to divert the entire width of Footpath 3-45-FP51 running 240m from Mitton Road to Pendle Drive (points A to B), 220m from Pendle Drive to Calderstones Drive, except for the footpath alongside Calderstones Drive (points C to I and J to K) and 40m from the junction in the path to Calderstones Drive, except for the footpath alongside it (points D to F and G to H) and to create an alternative predominantly of tarmac running through the residential access and landscaping of the proposed development from Mitton Road (grid ref. SD 7267 3753) generally south to another point on Mitton Road (SD 7267 3744) and from Mitton Road (SD 7265 3731) generally south to another point on Mitton Road (SD 7260 3712); points L to M (100m) and N to O (200m) as shown on the order map. The width of the footpath shall be 2m.

A copy of the order and the order map may be seen free of charge on the Council's website and at the Council Offices from 11 April 2024 to 23 May 2024. Copies of the order and map will be provided upon request.

This order comes into force on 11 April 2024 but if any person aggrieved by the order desires to question its validity or that of any provision contained in it on the ground that it is not within the powers of the above Act, or on the ground that any requirement of that Act or any regulation made under it has not been complied with in relation to the confirmation of the order, he or she may apply to the High Court for any of these purposes under section 287 of the Town and Country Planning Act 1990 within 6 weeks from the date on which notice is first published as required by paragraph 7 of Schedule 14 to that Act.

Dated 11 April 2024