

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 17th April 2025 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.

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 20 th March 2025.			
4.	Proposed Development - Public Consultation			
	To consider responding to the consultation to Pringle Homes proposed residential development at land to the east of Clitheroe Road, north of Whalley.			
5.	To review and consider the Planning applications received since February 2025 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
3/2025/0251 Received : 25/03/2025 Registered : 07/04/2025		Lindeth House 36 Clitheroe Road Whalley BB7 9AB Proposed extension and conversion of single-storey garage to annex.	Lucy Walker	https://webportal.ribblevalley.gov.uk/planningApplication/37344

Planning App	Location/Proposal	Plan Officer	Comments /Link
3/2025/0199 Received : 07/03/2025	Bridgeway 16 Brookes Lane Whalley BB7 9RG Applications for full consent Proposed change of use of temporary holiday let back to annex accommodation. Raising of ridge height and incorporation of new peak roof and 6no. window openings to rear (east) elevation. Construction of new porch and bay window to front (west) elevation and replacement of garage door with 2no. windows. Blocking up of doors to south side elevation and addition of 2no. windows to north side elevation.	Lucy Walker	https://webportal.ribblevalley.gov.uk/planningApplication/37293 Emailed for WPC Consultation
3/2025/0137 Received : 13/02/2025 Registered : 03/04/2025	4 Grasscroft Way Whalley BB7 9XX Applications for full consent Proposed conversion of attached garage to habitable room, replace garage door with new window opening.	Lucy Walker	https://webportal.ribblevalley.gov.uk/planningApplication/37231 Emailed for WPC Consultation
3/2025/0179 Received : 05/03/2025 Registered : 31/03/2025	Unit 7 Abbey Works King Street Whalley BB7 9SP Applications for full consent Retrospective application: use of mezzanine floor as cafe/bar.	Kathryn Hughes	https://webportal.ribblevalley.gov.uk/planningApplication/37273 Emailed for WPC Consultation
3/2024/1012 Received : 10/12/2024 Registered : 27/03/2025	Unit 7 Mitton Road Business Park Mitton Road Whalley BB7 9YE Applications for full consent Regularisation of change of use from use class B1(c) (light industrial uses) to use class E (commercial).	Stephen Kilmartin	https://webportal.ribblevalley.gov.uk/planningApplication/37062 Emailed for WPC Consultation
3/2025/0122 Received : 11/02/2025 Registered : 27/03/2025	Unit 40 Mitton Road Business Park Whalley BB7 9YE Applications for full consent Regularisation of change of use from B1 to sui generis for animal therapy/welfare.	Stephen Kilmartin	https://webportal.ribblevalley.gov.uk/planningApplication/37217 Emailed for WPC Consultation
3/2025/0209 Received : 12/03/2025 Committee : 03/04/2025	4 Abbeycroft The Sands Whalley BB7 9TN Alter or Extend a Listed Building Listed Building Consent for two storey extension to side.		https://webportal.ribblevalley.gov.uk/planningApplication/37303 Withdrawn Decision Date : 03/04/2025

6.	Reports/Updates/Other	
	Items arisen re planning, correspondence received since the last meeting that may result in future agenda item.	
7.	Next Meeting Dates	
	To approve the date of the next meeting of Thursday 15 th May 2025 at 7.15pm at Whalley Old Grammar School.	

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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 Ball, Cllr Highton, Cllr Mirfin, Cllr Threlfall (Chairman), Cllr Vickers. Apologies: Cllr Smith, Cllr Hindle Borough Councillor. In Attendance: Liz Haworth (Clerk), 3 members of the public.	194/25
2.	Declaration of Interests	
	There were no declarations of disclosable pecuniary, other registrable and non-registrable interests in items for discussion on the agenda.	195/25
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 20 th February 2025.	196/25
4.	To review and consider the Planning applications received since February 2025 meeting.	
	Planning Applications received for consideration attached. Public Participation at the discretion of the Chairman (5 mins per person)	197/25

Planning App	Location/Proposal	Plan Officer	Comments /Link
3/2025/0121 Received: 10/02/2025 Registered : 24/02/2025 Committee : 04/03/2025	Bramley Meade Hall Wiswell Lane Whalley BB7 9AF Application for tree works Fell T1 (lime) and T2 (Pine)	David Hewitt	https://webportal.ribblevalley.gov.uk/planningApplication/37216 For Information Only.

Planning App	Location/Proposal	Plan Officer	Comments /Link
3/2025/0132 Received : 12/02/2025 Registered : 03/03/2025	1 Moor Field Whalley BB7 9SA Applications for full consent Proposed single-storey extension to side.	Lucy Walker	https://webportal.ribblevalley.gov.uk/planningApplication/37226 Emailed for WPC Consultation Noted.
3/2025/0149 Received : 19/02/2025 Registered : 04/03/2025	34 Moor Field Whalley BB7 9SA Application for tree works Proposed removal of some of the canopy of the oak tree overhanging the garden of 40 Moor Field.	Alex Shutt	https://webportal.ribblevalley.gov.uk/planningApplication/37243 For Information Only
3/2025/0100 Received : 04/02/2025 Registered : 03/03/2025	Land at The Eagle at Barrow Clitheroe Road Whalley BB7 9AQ Applications for full consent Proposed hotel development comprising two-storey building (use class C1) with associated parking and landscaping, bin store, air conditioning units and new pedestrian access.	Stephen Kilmartin	https://webportal.ribblevalley.gov.uk/planningApplication/37195 Emailed for WPC Consultation Noted, but a reminder to the applicant of the existing public right of way FP034050 to the north of the building.
3/2024/0445 Received : 31/05/2024 Registered : 10/03/2025	Park Head Farm 5 Park Head Whalley BB7 9FB Alter or Extend a Listed Building Proposed replacement of two timber double-glazed windows and French doors with new timber windows and doors.	Lucy Walker	https://webportal.ribblevalley.gov.uk/planningApplication/36500 Emailed for WPC Consultation Noted.
3/2025/0138 Received : 14/02/2025	2 Spread Eagle Barn Clitheroe Road Whalley BB7 9AQ Applications for full consent Proposed erection of an oak framed entrance porch and Juliet balcony to the west elevation.	Emily Pickup	https://webportal.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2025%2F0138 Emailed for WPC Consultation Noted.

5. Reports/Updates/Other	
<p>Items arisen re planning / correspondence received since the last meeting.</p> <ul style="list-style-type: none"> New application –For Information- No details available at time of agenda. 3/2025/0179 Unit 7 Abbey Works King Street Whalley BB7 9SP Applications for full consent Retrospective application: use of mezzanine floor as cafe/bar. Planning and Development Committee Meeting RVBC 13/3/2025 1-7 The Picture House, George Street, Whalley, BB7 9TH. 	198/25

	Members of the Council have expressed concerns about the temporary structure(s) at Woodland Healing, Lamb Roe, Clitheroe, BB7 9AQ, as well as the ongoing lack of regularisation of business activities. The matter will continue to be monitored.	199/25
6.	Next Meeting Dates	
	It was resolved to approve the date of the next meeting on Thursday 17 th April 2025 at 7pm at Whalley Old Grammar School.	200/25

Meeting Closed at 7.15pm

Signed by Chairman:

Date:

Cllr John Threlfall

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

21st March 2025

Dear Stephen Kilmartin,

Planning Application No: 3/2025/0100

Grid Ref: 373509 437596

Proposal: Proposed hotel development comprising two-storey building (use class C1) with associated parking and landscaping, bin store, air conditioning units and new pedestrian access.

Location: Land at The Eagle at Barrow Clitheroe Road Whalley BB7 9AQ

The Parish Council would like to remind the applicant that there must be no changes to the existing Public Right of Way FP034050, located to the north of the hotel building.

Yours sincerely,

EK Haworth

Liz Haworth
Clerk and Responsible Finance Officer
Whalley Parish Council

clerk@whalleyparishcouncil.org.uk

From: Katie Delaney
Sent: 24 March 2025 10:35
To: clerk@whalleyparishcouncil.org.uk
Cc: Mark Fleuriot; Sam Fleuriot
Subject: Proposed Development - Public Consultation
Attachments: Clitheroe Rd_Whalley.pdf

Flag Status: Flagged

FAO Parish Council

As you may be aware, on behalf of Pringle Homes we have recently circulated the attached leaflet to nearby residents to ask for comments on a proposed residential development at land to the east of Clitheroe Road, north of Whalley. I attach a copy of the leaflet for your information, and we would welcome any comments you may wish to make also.

Regards

Katie Delaney

MLPM (Hons), MRTPI
Director

MAYBERN
PLANNING + DEVELOPMENT

Hurstwood Court Business Centre, New Hall Hey Rd, Rawtenstall, Rossendale BB4 6HR

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This email is sent for and on behalf of Maybern Planning and Development Limited registered in England and Wales, registered number 11069191 registered office 1, 6th Floor, Parsonage Chambers, 3 Parsonage, Manchester, M3 2HW