

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 August 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

1.	Attendance & Apologies	
	To record attendance and to receive apologies for absence.	
2.	Declaration of Interests	
	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.	
3.	To Approve the Minutes of the Previous Meeting	
	To approve and confirm the accuracy of the Minutes of the meeting held on Thursday 17 th July 2025.	
4.	To review and consider the Planning applications received since July 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
3/2025/0561 Received : 16/07/2025 Registered : 28/07/2025	Land adj former Genus Site Mitton Road Whalley BB7 9JY Discharge of Conditions Approval of details reserved by condition 29 (Surface Water Drainage scheme) and condition 30 (Maintenance of Surface Water Drains) on planning permission 3/2017/0714		https://webportal.ribblevalley.gov.uk/planningApplication/37651 For Information Only

Planning App	Location/Proposal	Plan Officer	Comments /Link
3/2025/0588 Received : 29/07/2025 Registered : 05/08/2025	Land east of Clitheroe Road Whalley Applications for full consent Proposed erection of 77 no. affordable dwellings with associated access, gardens, parking and landscaping areas.	Stephen Kilmartin	https://webportal.ribblevalley.gov.uk/planningApplication/37677 Emailed for WPC Consultation
3/2025/0384 Received : 12/05/2025 Registered : 07/08/2025	16 Brookes Lane Whalley BB7 9RG Applications for full consent Proposed demolition of front bays and side office, to be replaced with new front bays within the same footprint and sun room to side. Alterations to fenestration to all elevations, internal associated alterations.	Lucy Walker	https://webportal.ribblevalley.gov.uk/planningApplication/37475 Emailed for WPC Consultation
3/2025/0098 Received : 03/02/2025 Registered : 06/08/2025	Unit 13 Mitton Road Business Park Mitton Road Whalley BB7 9YE Applications for full consent Change of use from light industrial (B1) to sui generis. Proposed opening hours 9.00 am to 7.00 pm (Monday to Friday) and 9.00 am to 4.00 pm on Saturdays.	Stephen Kilmartin	https://webportal.ribblevalley.gov.uk/planningApplication/37193 Emailed for WPC Consultation
3/2025/0630 Received : 08/08/2025	1 Pasture Grove Whalley BB7 9SJ Certificate of Lawfulness – Proposed Proposed loft conversion and rear dormer	Lucy Walker	https://webportal.ribblevalley.gov.uk/planningApplication/37719
3/2025/0628 Received : 11/08/2025 Registered : 12/08/2025	Land off Pendle Drive Calderstones Park Whalley Lancashire Discharge of Conditions Approval of details reserved by condition 7 (Verification Reports) on planning permission 3/2014/0717.	Stephen Kilmartin	https://webportal.ribblevalley.gov.uk/planningApplication/37717 For Information Only

5. Reports/Updates/Other	
<p>Items arisen re planning, correspondence received since the last meeting that may result in future agenda item.</p> <p>Awaiting details at time of writing the Agenda – For Information Only</p> <ul style="list-style-type: none"> 3/2025/0553 4 Abbeycroft The Sands Whalley BB7 9TN Applications for full consent - Planning Permission for proposed two-storey side extension. 3/2025/0577 4 Abbeycroft The Sands Whalley BB7 9TN Listed Building Consent for proposed two-storey side extension. <p>Correspondence about upcoming application received by WPC from applicant and shared with Council.</p> <ul style="list-style-type: none"> 3/2025/0574 Macfarlane Dental Practice 33 King Street Whalley BB7 9SP Alter or Extend a Listed Building 	

	<p>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.</p> <p>3/2025/0573</p> <p>Alter or Extend a Listed Building</p> <p>Listed Building Consent for structural support to floor below proposed new dental surgery with RSJ; closure of existing doorway on second floor with stud work and lead lining; removal of plaster on 2nd floor and replacement on wall with windows using lime-based plaster - all other walls to be studded; protection of second-floor floor surface with plywood overlay.</p> <ul style="list-style-type: none"> 3/2025/0623 Gleneagles Clitheroe Road Whalley BB7 9AQ Prior notification of proposed larger home extensions Prior notification for demolition of existing conservatory and construction of proposed single-storey rear extension 6m long, 4.2m wide, 2.6m high to eaves and 3.5m high to ridge under Part 1 Class A of the GDPO. Verbal update on Delicio Delicatessen re Licensing and communication with applicant. D3/2025/0452 - Whalley Post Office 97a King Street – LCC Response. RVBC – Shop Front Guidelines Information. 	
6.	Next Meeting Dates	
	To approve the date of the next meeting of Thursday 18 th September 2025 at 7pm at Whalley Old Grammar School in the Calder Room.	

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 July 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

1.	Attendance & Apologies		
	Present: Cllr Ball, Cllr Highton, Cllr Smith, Cllr Threlfall (Chairman), Cllr Vickers. Apologies: Cllr Allen, Cllr Mirfin, Borough Cllr Hindle. In Attendance: Liz Haworth (Clerk) 2 members of the public.		220/25
2.	Declaration of Interests		
	There were no declarations of interest.		221/25
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 19 th June 2025.		222/25
4.	To review and consider the Planning applications received since June 2025 meeting.		
	Planning Applications received for consideration attached. Public Participation at the discretion of the Chairman (5 mins per person)		223/25

Planning App	Location/Proposal	Plan Officer	Comments /Link
3/2025/0450 Received : 03/06/2025 Registered : 20/06/2025 Committee : 14/07/2025	1 Bramley View Clitheroe Road Whalley BB7 9AL Application in principle Permission in principle for one dwelling in the garden. REFUSED BY RVBC 14/7/2025	Stephen Kilmartin	https://webportal.ribblevalley.gov.uk/planningApplication/37541 Emailed to WPC for consultation. Discussed at June meeting that WPC would wait until a full application was available for review and comment.

Planning App	Location/Proposal	Plan Officer	Comments /Link
3/2025/0476 Received : 12/06/2025 Registered : 18/06/2025	8 Church Lane Whalley BB7 9SY Applications for full consent Proposed single storey rear extension.	Lucy Walker	https://webportal.ribblevalley.gov.uk/planningApplication/37566 NOTED.
3/2025/0483 Received : 16/06/2025 Registered : 18/06/2025	Old Grammar School Community Centre Station Road Whalley BB7 9RH Application for tree works T1713 (Ash) - Crown lift over road to achieve a 6m clearance. T1720, T1721, T1724 (Lime) - Remove epicormic growth from base of tree stem to allow lower stem inspection and assessment.	David Hewitt	https://webportal.ribblevalley.gov.uk/planningApplication/37573 NOTED.
3/2025/0500 Received : 19/06/2025 Registered : 24/06/2025	Tree Tops Wiswell Lane Whalley Lancashire BB7 9AF Discharge of Conditions Approval of details reserved by Condition 9 (Drainage Scheme) of planning permission 3/2021/0998.	Stephen Kilmartin	https://webportal.ribblevalley.gov.uk/planningApplication/37590 NOTED.

5.	Reports/Updates/Other	
	<p>Items arisen re planning, correspondence received since the last meeting that may result in future agenda item.</p> <ul style="list-style-type: none"> Notification of planning appeal, APP/T2350/W/25/3368139, Land south of Accrington Road Whalley BB7 9TD. WPC will attend the meeting to restate their position focused on flooding. Notification of planning appeal, APP/T2350/W/25/3367686, 1 to 7 The Picture House George Street Whalley BB7 9TH. Noted. It was reported that a licence application has been submitted; Premises Licence Application – Delicio Delicatessen, 43 King Street, Whalley, Clitheroe BB7 9SP Licensable Activity: Supply of Alcohol (on and off the premises) Proposed Hours: Monday to Sunday, 09:00 – 18:30 WPC will write to RVBC to record that it does not believe that the proposed hours of alcohol sales (0900hrs to 1830hrs, Monday to Sunday) would have any adverse impact on the Cumulative Impact Assessment (CIA) area or on local amenity, provided that the premises are operated in a responsible manner. However, the Council is of the strong view that any extension beyond these hours would risk contributing to 	<p>224/25</p> <p>225/25</p> <p>226/25</p>

	public nuisance and could negatively affect the amenity of nearby residents and businesses. In this context, we recommend that the proposed hours be strictly adhered to and that any future applications to extend these hours be discouraged.	
6.	Next Meeting Dates	
	It was resolved to approve the date of the next meeting of Thursday 21 st August 2025 at 7pm at Whalley Old Grammar School.	227/25

Meeting Closed at 7.25pm.

Signed by Chairman:

Date:

Cllr John Threlfall