

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

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 Duckworth, Cllr Mirfin, Cllr Smith, Cllr Threlfall (Chairman), Cllr Vickers. Apologies: Cllr Highton, Borough Cllr Hindle. In Attendance: Liz Haworth (Clerk), 19 members of public.	228/25
2.	Declaration of Interests	
	Cllr Mirfin declared that they are also a Lancashire County Councillor and Cabinet Member for Resources, HR and Property. No other councillors declared any personal or prejudicial interests in relation to the business of the meeting.	229/25
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 17 th July 2025.	230/25
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) 19 members of the public attended the meeting to express their objections to the planning application 3/2025/0588 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. Residents requested a public meeting to express their concerns about this development, and the Parish Council agreed to facilitate this in collaboration with the Ward Councillors from Ribble Valley Borough Council, the Planning Authority. Further details will follow. Residents were advised to submit any objections individually to the Borough Council, ensuring that comments are based on material planning considerations rather than non-material factors.	231/25

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.
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 WPC will be submitting an objection to this application and will take account of public participation to ensure the views of parish residents are properly represented. The Parish Council will request an extension to respond to the consultation until 30/9/2025.
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 Noted.
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 WPC objects as application for change of use is contrary to the site original planning application.
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 Noted.
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 the above upcoming applications for 4 Abbeycroft was 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 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. 3/2025/0573 Alter or Extend a Listed Building 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. 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. The applicant agreed to the additional conditions requested by the Parish Council to be included in the licence of; <ol style="list-style-type: none"> No consumption of alcohol is permitted in outside areas beyond 18:30. Clear signage is displayed asking patrons to leave the premises quietly and respect neighbours. Waste and bottle disposal is managed so as not to cause disturbance. D3/2025/0452 - Whalley Post Office 97a King Street – LCC Response. RVBC – Shop Front Guidelines Information. RV shared some suitable frontages suggestions, although no formal guidelines are available. There was some member of the public objections to the bright yellow colour of Delicio Delicatessen, feeling that it was not in keeping with the conservation area. 	<p>232/25</p> <p>233/25</p> <p>234/25</p>
6.	Next Meeting Dates	
	<p>It was resolved to approve the date of the next meeting of Thursday 18th September 2025 at 7pm at Whalley Old Grammar School in the Calder Room.</p>	235/25

Meeting was suspended at 7.35pm to commence the scheduled Parish Council meeting.
Meeting re-commenced at 8.50pm and closed at 9.15pm.

Draft Minutes Subject to Confirmation