



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 19th February 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.

1.	Chairman's Welcome	
	The Chairman will welcome those present, request that mobile phones be silenced, remind members of the public to speak only during the public participation section, and confirm that the meeting will be conducted in an orderly manner.	
2.	Attendance & Apologies	
	To record attendance and to receive apologies for absence.	
3.	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.	
4.	To Approve the Minutes of the Previous Meeting	
	To approve and confirm the accuracy of the Minutes of the meeting held on Thursday 15 th January 2025.	Page 4
5.	To review and consider the Planning applications received since January 2026 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
3/2026/0029 Received : 16/01/2026 Registered : 22/01/2026	Land South of Accrington Road Whalley Non-Material amendment Non material amendment to application 3/2022/1158 involving replacing plots 5 and 67 from Bowell to Wasdale house type and changes to the building facade and garage alignment of plots 3, 4, 73 and 74.	Lyndsey Hayes	https://webportal.ribblevalley.gov.uk/planningApplication/38120

Planning App	Location/Proposal	Plan Officer	Comments /Link
3/2026/0018 Received : 14/01/2026 Registered : 22/01/2026	12 Kingsmill Avenue Whalley BB7 9PG Applications for full consent Proposed single-storey extension and alterations to existing side elevation.	Lucy Walker	https://webportal.ribblevalley.gov.uk/planningApplication/38109
3/2025/0988 Received : 17/12/2025 Registered : 26/01/2026	Rodhill 10 Clitheroe Road Whalley BB7 9AB Applications for full consent Proposed loft conversion with dormer extension and replacement including extension of single storey rear infill extension and associated works including sash window replacement.	Lucy Walker	https://webportal.ribblevalley.gov.uk/planningApplication/38073 Emailed for WPC Consultation
3/2026/0017 Received : 09/01/2026 Registered : 29/01/2026	2 George Street Whalley BB7 9TH Applications for full consent Retrospective consent for proposed new double garage on the site of previously approved garage.	Emily Pickup	https://webportal.ribblevalley.gov.uk/planningApplication/38108 Emailed for WPC Consultation
3/2026/0046 Received : 21/01/2026 Registered : 30/01/2026	Gleneagles Clitheroe Road Whalley BB7 9AQ Applications for full consent Proposed demolition of existing conservatory and construction of single-storey rear extension.	Lucy Walker	http://webportal.ribblevalley.gov.uk/planningApplication/38137 Emailed for WPC Consultation
3/2026/0075 Received : 29/01/2026 Registered : 02/02/2026	Burnside 7 Brookes Lane Whalley BB7 9RG Application for tree works in a conservation area T1 (Magnolia) and T2 (Crab-apple) to be felled..	David Hewitt	https://webportal.ribblevalley.gov.uk/planningApplication/38166 For Information Only
3/2026/0079 Received : 02/02/2026 Registered : 05/02/2026	South Lodge Mitton Road Whalley BB7 9JN Application for tree works T1 (Cypress), T4 (Laurel), T8 (Cherry), T9 (Ash), T10 (Holly) to be removed and replanted. T2 and T3 (Beech), T6 (Lime) to be pruned. T5 (Beech) crown raise. T7 (Holly) and G2 (Conifers) to be felled and replanted.	Alex Shutt	https://webportal.ribblevalley.gov.uk/planningApplication/38170 For Information Only

Planning App	Location/Proposal	Plan Officer	Comments /Link
3/2026/0062 Received : 27/01/2026 Registered : 03/02/2026	Unit 45 Mitton Business Park Mitton Road Whalley BB7 9YE Applications for full consent Regularisation of change of use from Class B2/B8 (general industrial) to Class E (commercial business and service), provision of mezzanine floor and extension of opening hours to 6.30am to 9.00 pm Monday to Friday, 7.00 am to 2.00 pm on Saturdays and 7.00 am to 1.00 pm on Sundays.	Maya Cullen	https://webportal.ribblevalley.gov.uk/planningApplication/38153 Emailed for WPC Consultation
3/2025/0993 Received : 10/02/2026	Land on the north side of Accrington Road Whalley BB7 9UE Applications for full consent Proposed erection of midden.		https://webportal.ribblevalley.gov.uk/planningApplication/38192
3/2026/0010 Received : 07/01/2026 Registered : 16/01/2026	112 Clitheroe Road Whalley BB7 9AQ Applications for full consent Proposed extension to the garage to create a two-storey addition to the side of the house. Conversion of garage to living accommodation.		https://webportal.ribblevalley.gov.uk/planningApplication/38101 Emailed for WPC Consultation
3/2025/0067 Received : 29/01/2025 Registered : 21/01/2026	Shaw House Farm Clitheroe Road Whalley BB7 9AD Applications for full consent Change of use of land from an equestrian field (sui generis) to a dog exercise area (sui generis) including retrospective consent for an existing mesh fencing boundary treatment.		https://webportal.ribblevalley.gov.uk/planningApplication/37162 Emailed for WPC Consultation

7. Reports/Updates/Other	
Items arisen re planning, correspondence received since the last meeting that may result in future agenda item. 7.1 Planning & Development Committee Meeting 5/2/2026 3/2025/0588 Land to the East of Clitheroe Road, Whalley recommended for refusal. DECISION - REFUSAL OF PLANNING PERMISSION APPLICATION NO: 3/2025/0588 DECISION DATE: 06 February 2026 DATE RECEIVED: 29/07/2025	
8. Next Meeting Date	
The next meeting date is Thursday 19 th March 2026 to be held at Whalley Old Grammar School at 7pm in The Calder Room.	



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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 Duckworth, Cllr Mirfin, Cllr Highton, Cllr Vickers (Chairman). Apologies: Cllr Shaw, Cllr Smith, Cllr Threlfall, Borough Cllr Hindle. In Attendance: Liz Haworth (Clerk), 4 members of public.	258/26
2.	Declaration of Interests	
	Cllr Duckworth declared an interest in two items on the agenda, applications 3/2025/0769, 3/2025/0768, and left the room whilst members discussed these applications.	259/26
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 November 2025.	260/26
4.	To review and consider the Planning applications received since November 2025 meeting.	
	Planning Applications received for consideration attached. Public Participation at the discretion of the Chairman (5 mins per person) A member of the public raised concerns regarding the proposed use of Calderstones Cemetery as a crematorium. Under the Cremation Act 1902, a crematorium building must not be constructed within 200 yards of any dwelling unless the owner, lessee, and occupier of the dwelling have given written consent. The concerns noted that residents within this distance had not been consulted. This matter has been recorded for consideration in accordance with statutory requirements and any associated planning processes and may form a future agenda item.	261/26

Planning App	Location/Proposal	Plan Officer	Comments /Link
3/2025/0769 Received : 25/07/2025 Registered : 24/11/2025	4 Abbeycroft The Sands Whalley BB7 9TN Alter or Extend a Listed Building Listed Building Consent for proposed two-storey side extension.	Emily Pickup	https://webportal.ribblevalley.gov.uk/planningApplication/37857 Emailed for WPC Consultation (Dec 25) WPC require due consideration be given to Heritage & Listed Building Status and its location within the Conservation Area.
3/2025/0768 Received : 14/07/2025 Registered : 24/11/2025	4 Abbeycroft The Sands Whalley BB7 9TN Applications for full consent Planning Permission for proposed two-storey side extension.	Emily Pickup	https://webportal.ribblevalley.gov.uk/planningApplication/37856 Emailed for WPC Consultation (Dec 25) WPC require due consideration be given to Heritage & Listed Building Status, its location within the Conservation Area, any Archaeological Interest and Flood Risk.
3/2025/0911 Received : 18/11/2025 Registered : 03/12/2025	2 Barley Close Whalley BB7 9XY Certificate of Lawfulness - Existing Certificate of Lawfulness for existing single storey domestic outbuilding ancillary to the main dwelling.	Emily Pickup	https://webportal.ribblevalley.gov.uk/planningApplication/37998 Noted.
3/2025/0934 Received : 26/11/2025 Registered : 03/12/2025	38 Mitton Road Whalley BB7 9RX Applications for full consent Proposed single storey rear extension to form dining room and ground floor WC.	Lucy Walker	https://webportal.ribblevalley.gov.uk/planningApplication/38020 Emailed for WPC Consultation (Dec 25) Noted.
3/2025/0942 Received : 01/12/2025 Registered : 03/12/2025 Committee : 10/12/2025	2 Grasscroft Way Whalley BB7 9XX Application for tree works Fell Oak tree Decided - Final Decision APPROVED WITH CONDITIONS Date : 10/12/2025	David Hewitt	https://webportal.ribblevalley.gov.uk/planningApplication/38027 Information Only
3/2025/0945 Received : 02/12/2025 Registered : 10/12/2025	4a Wiswell Lane Whalley BB7 9AF Applications for full consent Proposed single-storey side and rear extension.	Lucy Walker	https://webportal.ribblevalley.gov.uk/planningApplication/38030 Emailed for WPC Consultation WPC require Clarification on Existing Site Structures to understand Impact on Parking and Traffic and whether this application should be determined prior to the outcome of the appeal on application 3/2024/0851.

Planning App	Location/Proposal	Plan Officer	Comments /Link
3/2025/0738 Received : 12/09/2025 Registered : 23/12/2025	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. 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	https://webportal.ribblevalley.gov.uk/planningApplication/37826 Emailed for WPC Consultation WPC requests that due consideration be given to the heritage and listed building status of the property, as well as its location within the Conservation Area
3/2025/1000 & 3/2026/1001 Received : 07/11/2025	Macfarlane Dental Practice 33 King Street Whalley BB7 9SP Alter or Extend a Listed Building Listed Building Consent for replacement of existing shop front windows.	Kathryn Hughes	https://webportal.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2025%2F1000 WPC requests that due consideration be given to the heritage and listed building status of the property, as well as its location within the Conservation Area.
3/2025/0780 Received : 29/09/2025	60 Mitton Road Whalley Clitheroe BB7 9RY Applications for full consent 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	https://webportal.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2025%2F0780 Emailed for WPC Consultation Noted.
3/2025/0993 Received : 18/12/2025 Registered : 06/01/2026	Land South of Accrington Road Whalley Advertisements 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	https://webportal.ribblevalley.gov.uk/planningApplication/38078 Emailed for WPC Consultation Noted.

6.	Reports/Updates/Other	
	Items arisen re planning, correspondence received since the last meeting that may result in future agenda item. 6.1 Notification of planning appeal, 6001711, Unit 1 Ridding Lane Whalley BB7 9HW The Bark Park 3/2023/0659 https://webportal.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2023%2F0659	262/26

	<p>6.2 Notification of planning appeal, 6002056, Unit 7 Mitton Road Business Park Mitton Road Whalley BB7 9YE-Flyin Barbers 3/2024/1012 https://webportal.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2024%2F1012</p> <p>6.3 The business uses and any changes within the Business Park are subject to ongoing review to ensure compliance with the original planning permission and to minimise any adverse impact of retail activity on the village high street.</p> <p>6.4 29 King Street - Neon Signage in a Conservation Area – reported and in the hands of the enforcement office at RVBC. Clerk to follow up.</p> <p>6.5 + Any Other Updates It was reported that the planning application notice for Macfarlane Dentist was placed on a lamppost outside Vale Gardens not the property itself.</p>	<p>263/26</p> <p>264/26</p> <p>265/26</p> <p>266/26</p>
7.	Next Meeting Date	
	<p>The next meeting date is Thursday 19th February 2026 to be held at Whalley Old Grammar School at 7pm in The Calder Room.</p>	<p>267/26</p>

Meeting Closed at 7.35pm.

Draft Minutes Subject to Confirmation

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

19 January 2026

Dear Emily Pickup,

Planning Applications

3/2025/0768 Planning Permission for proposed two-storey side extension

3/2025/0769 Listed Building Consent for proposed two-storey side extension

Grid Ref: 372933 436145

Location: 4 Abbeycroft The Sands Whalley BB7 9TN

Whalley Parish Council – Response to Planning Applications 3/2025/0769 & 3/2025/0768

Whalley Parish Council wishes to respond to the consultation on the above applications and highlights the following points for consideration:

1. Heritage and Listed Building Status

The property in question is a Grade II listed building and lies within an area designated for its special architectural and historical interest under Section 1(3)(a) of the Planning (Listed Buildings and Conservation Areas) Act 1990. The Parish Council requests that the planning authority carefully considers the style, materials, and character of the existing building in assessing the applications.

2. Conservation Area

The application site falls within the defined boundary of the Whalley Conservation Area, a Designated Heritage Asset under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The Council requests that the authority fully evaluates the proposals in terms of their impact on the character, appearance, and traditional materials of the Conservation Area.

3. Archaeological Interest

The Council has concerns that the site may have archaeological significance. We request that the planning authority determines whether an archaeological survey is required and, if so, whether any special conditions should be attached to protect potential heritage assets.

4. Flood Risk

The application site is located within a flood risk area. The Council requests that the planning authority ensures that appropriate flood risk assessment and mitigation measures are applied in line with national and local planning policy.

Whalley Parish Council asks that the planning authority gives due consideration to the heritage, architectural, archaeological, and environmental factors, including the style, materials, and character of the building and its surroundings, in determining these applications.

Yours sincerely

EK Haworth

Liz Haworth
Clerk and Responsible Finance Officer
Whalley Parish Council

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

19 January 2026

Dear Lucy Walker,

Planning Application No: 3/2025/0945
Grid Ref: 373644 436723
Proposal: Proposed single-storey side and rear extension.
Location: 4a Wiswell Lane Whalley BB7 9AF

Whalley Parish Council wishes to submit the following comments regarding the above application:

- 1. Clarification on Existing Site Structures**
The Council requests further information to clarify whether the chalet referred to in the previous application is still present, as it does not appear on the drawings submitted with this application.
- 2. Impact on Parking and Traffic**
The Council seeks to understand whether the presence or absence of the chalet will affect parking provision and traffic movement associated with the proposed development.
- 3. Relationship to Pending Appeal**
The Council notes that there is an outstanding planning appeal for application 3/2024/0851. The Parish Council requests that the planning authority consider whether this application should be determined prior to the outcome of that appeal, given the potential implications on the site.

The Parish Council looks forward to receiving additional information to enable a full consideration of the proposals.

Yours sincerely

EK Haworth

Liz Haworth
Clerk and Responsible Finance Officer
Whalley Parish Council



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

19 January 2026

Dear Kathryn Hughes,

Planning Applications 3/2025/0738, 3/2025/1000 & 3/2026/0011

Macfarlane Dental Practice, 33 King Street, Whalley

Grid Ref: 373324 436084

Proposals: Listed Building Consent for replacement of existing shop front windows.

Listed Building Consent for replacement of existing shop front windows.

Alter or Extend a Listed Building.

Whalley Parish Council wishes to respond to the consultation on the above applications and highlights the following points for consideration:

1. Heritage and Listed Building Status

The property in question is a Grade II listed building and lies within an area designated for its special architectural and historical interest under Section 1(3)(a) of the Planning (Listed Buildings and Conservation Areas) Act 1990. The Parish Council requests that the planning authority carefully considers the style, materials, and character of the existing building in assessing the applications.

2. Conservation Area

The application site falls within the defined boundary of the Whalley Conservation Area, a Designated Heritage Asset under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The Council requests that the authority fully evaluates the proposals in terms of their impact on the character, appearance, and traditional materials of the Conservation Area.

Whalley Parish Council asks that the planning authority gives due consideration to the heritage and architectural factors, including the style, materials, and character of the building and its surroundings, in determining these applications.

Yours sincerely

EK Haworth

Liz Haworth
Clerk and Responsible Finance Officer
Whalley Parish Council