

WHALLEY PARISH COUNCIL



Minutes of the **Planning Group Meeting** held on 16th February 2017 at 7.00pm at the Old Grammar School Community Centre

1. Present and Apologies

Councillors	M Highton	D Sleight	C Ball	J Brown
	L Rimmer	M Fallon		
Apologies:	M Reid			

In attendance: F Holland - Clerk to Whalley Parish Council

2. Declaration of Interests

Cllr Highton declared an interest in planning application 3/20167/0052

3. To accept as a correct the minutes of the Planning Committee Meeting of Thursday 19th January 2017

It was proposed, seconded and unanimously agreed that the minutes of the previous meeting held on Thursday 19th January 2017 be signed as a correct record of events

4. Plans Received

3/2017/0052 Proposal: Lift existing flag floor in front room. .
Location: 22 King Street Whalley BB7 9SL /2016

Noted

3/2017/0050 Proposal: Application for approval of reserved matters for details of the layout, scale and appearance of the buildings and landscaping of a residential development of 252 dwellings and associated works on the southern part (Parcel B) of the overall site.

Location: Land to SW of Barrow and West of Whalley Road Barrow

Observations

The Flood Risk Assessment (FRA) for this Planning Application is attached to 3/2017/0064. The Parish Council note that no comment has been sought from the LLFA.

In the FRA section 3.1, paragraph 2, it identifies that during high water flows in Barrow Brook (from surface water run off), 'the water overtops the stream banks and creates localised flooding'

And in section 4.1 paragraph 8 it states that 'at this stage detailed design is not complete' (for the attenuation of this surface water run off).

Perhaps no detailed design is understandable at this stage, but with such a large development of over 500 houses, the Whalley Parish Council believes it is crucial that the LLFA is consulted at every opportunity.

3/2017/0064 Proposal: The application is for the approval of reserved matters for details of the layout, scale and appearance of the buildings and landscaping for a residential development of 183 dwellings and associated works on the northern part (Parcel A) of the overall site following planning permissions 3/2012/0630 and 3/2016/0820.

Location: Land SW of Barrow and west of Whalley Road, Barrow

Observations

see comments to 3/2017/0050

3/2017/0057 Proposal: Raising of electric meter position to outside wall and installation of larger pump to existing sewage pump well.

Location: Sands Cottage 34 The Sands Whalley BB7 9TL

Noted

3/2017/0074 Proposal: Retention of unauthorised 2m high timber fence to side.
Location: 14 Pendle Drive Calderstones Park Whalley BB7 9JT

No Observations

3/2017/0067 Proposal: Discharge of conditions 2 (drawing), 3 (hard surface materials), 4 and 5 (Foul and surface drainage society), 8 (arboriculture and tree protection), 9 (soft landscape), 11 (non-native species removal), 12 (ecological impact assessment, mitigation and enhancement) and 13 (bat method statement, license application, mitigation and enhancement).

Location: Ribble Valley Remembrance Park Mitton Road Whalley

Observations

In the original Planning Application 3/2015/0024 a comment was made in the 'Delegated Report' from RVBC to the effect that the developer had noted the Parish Council concerns and had re-sited the building so that it does not affect any of the graves. The Parish Council believes that RVBC has a duty to ensure that this does indeed happen and is alerting the Ministry of Justice to this Planning Application.

3/2017/0080 Proposal: Application for planning consent for extension to industrial estate
Location: Land adj former Genus Site Mitton Road Whalley BB7 9JY
Observations – The application was generally welcomed as it may enhance the economic viability of the parish

3/2017/0087 Proposal: Installation of flood defence doors to Pump House.
Location: Pump House/Boiler Room Whalley Abbey BB7 9SS
Noted

3/2017/0095 Proposal: Variation of condition 2 of planning permission 3/2015/0024 proposed erection of building for use as a crematorium and funeral chapel with associated construction of a car park
Location: Ribble Valley Remembrance Park Mitton Road Whalley
Observations
See comments to 3/2017/0067

3/2017/0092 Proposal: Installation of flood defence doors to East Gate Cottage.
Location: East Gate Cottage Whalley Abbey the Sands Whalley BB7 9SS
Noted

3/2017/0090 Proposal: Crown lift lower limbs to facilitate use of the footpath.
Location: Development Address: 82-88 Pendle Drive Calderstones Park Whalley
Noted

5. Date of Next Meeting

It was resolved that the next meeting of the Planning Committee would take place at 7.00pm on 16th March 2017 at the Old Grammar School Community Centre, King St Whalley.

The Meeting ended at 7.33pm

Signed.....

Date.....