

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 18th July 2024 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 June 2024.	
4.	To review and consider the Planning applications received since June 2024 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
3/2024/0483 Received : 12/06/2024 Registered : 21/06/2024	19 Abbey Road Whalley BB7 9RP Certificate of Lawfulness - Proposed Certificate of Lawfulness for proposed dormer to rear roofslope.	Emily Pickup	https://webportal.ribbonvalley.gov.uk/planningApplication/36536

Planning App	Location/Proposal	Plan Officer	Comments /Link
3/2024/0467 Received : 12/06/2024 Registered : 14/06/2024 Committee : 19/06/2024	Queen Mary Terrace and Bridge Terrace Milton Road Whalley BB7 9JS Non-Material amendment Non-material amendment to planning permission 3/2021/0076 involving revision of plot 32 (no. 2A Pendle Drive) and repositioning of garage. Decided - Final Decision APPROVED WITH CONDITIONS Date : 19/06/2024	Stephen Kilmartin	https://webportal.ribblevalley.gov.uk/planningApplication/36520 Information Only
3/2024/0532 Received : 01/07/2024 Registered : 04/07/2024	21 Abbots Croft Whalley BB7 9RR Non-Material amendment Non material amendment to application 3/2024/0201 involving addition of window to front corner of side extension.	Emily Pickup	https://webportal.ribblevalley.gov.uk/planningApplication/36585

5.	Reports/Updates/Other	
	Items arisen re planning / correspondence received since the last meeting. LCC Comments; <ul style="list-style-type: none"> 3/2024/0403-Oakhill College Wiswell Lane Whalley BB7 9AF35B King Street 	
6.	Next Meeting Dates	
	To approve the date of the next meeting on Thursday 15 th August 2024 at 7pm at Whalley Old Grammar School.	

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 20th June 2024 in the Calder Room, Whalley Old Grammar School at 7.15-7.30pm

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 Carlton, Cllr Highton, Cllr Mirfin, Cllr Threlfall (Chairman), Cllr Smith, Cllr Vickers. Apologies: Cllr Brown In Attendance: Liz Haworth Parish Clerk, 2 members of public.	
2.	Declaration of Interests	
	There were no 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	
	It was resolved to approve and confirm the accuracy of the Minutes of the meeting held on Thursday 16 th May 2024.	
4.	To review and consider the Planning applications received since May 2024 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
3/2024/0351 Received : 09/05/2024 Registered : 10/05/2024	15 Nethertown Close Whalley BB7 9SF Non-Material amendment Non material amendment to planning permission 3/2023/0438 involving alterations to doors and windows.	Emily Pickup	https://webportal.ribbonvalley.gov.uk/planningApplication/36407 Noted.

Planning App	Location/Proposal	Plan Officer	Comments /Link
3/2024/0214 Received : 13/03/2024 Registered : 21/05/2024	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 4.00 pm on Saturdays and 7.00 am to 1.00 pm on Sundays.	Stephen Kilmartin	https://webportal.ribblevalley.gov.uk/planningApplication/36270 Emailed to WPC for Consultation WPC are to raise concerns with RV about the Business Park transitioning into a Retail Park.
3/2024/0400 Received : 21/05/2024 Registered : 30/05/2024	Whalley Railway Viaduct Broad Lane Whalley BB7 9RS Alter or Extend a Listed Building Approval of details reserved by condition 5 (traffic management plan) of listed building consent 3/2024/0083.	Kathryn Hughes	https://webportal.ribblevalley.gov.uk/planningApplication/36456 Noted.
3/2024/0361 Received : 10/05/2024 Registered : 23/05/2024	2 George Street Whalley BB7 9TH Applications for full consent Demolition of utility room, garage and wall to front garden. Construction of two-storey extension to side and rear, single-storey extension to side, new double garage to rear and new vehicular accesses to front and rear, including parking spaces for two cars.	Emily Pickup	https://webportal.ribblevalley.gov.uk/planningApplication/36417 Emailed to WPC for Consultation WPC to highlight traffic management for blue light services to access the back lane area at all times.
3/2024/0403 Received : 22/05/2024 Registered : 04/06/2024	Oakhill College Wiswell Lane Whalley BB7 9AF Erection of eight two-storey, open-market dwellings with means of access, associated works and landscaping (pursuant to variation of conditions 2 (approved plans), 5 (landscaping) and 9 (closure of northern access) of planning permission 3/2018/1124 in order to regularise the difference between the approved plans and what has been built.)	Stephen Kilmartin	https://webportal.ribblevalley.gov.uk/planningApplication/36459 Emailed to WPC for Consultation Noted.
3/2024/0402 Received : 22/05/2024 Registered : 30/05/2024	Oakhill College Wiswell Lane Whalley BB7 9AF Discharge of Conditions Approval of details reserved by condition 7 (boundary treatment) from planning permission 3/2018/1124.	Stephen Kilmartin	https://webportal.ribblevalley.gov.uk/planningApplication/36458 Noted.
3/2024/0425 Received : 28/05/2024 Registered : 07/06/2024	Brook House Farm Mitton Road Whalley BB7 9PF Applications for full consent Proposed roofing over existing yard area to create a machinery store.	Lucy Walker	https://webportal.ribblevalley.gov.uk/planningApplication/36480 Emailed to WPC for Consultation Noted.

Planning App	Location/Proposal	Plan Officer	Comments /Link
3/2024/0398 Received : 15/05/2024	Unit 26 Mitton Road Business Park Whalley BB7 9YE Variation of Condition Application for change of use of part of class B2/B8 unit (general industry/storage) to Sui Generis Mixed Use (retail, warehouse, photo studio, sorting office). Proposed opening hours Monday - Friday 8.00am - 6.00pm, Saturdays 9.00am to 4.30pm, Sundays and Bank Holidays 10.00am to 4.00pm (pursuant to variation of condition 4 of permission 3/2023/0833 to only allow for the storage, display and retail sale of musical instruments by 'Reidy's Home of Music', as well as ancillary offices).	Stephen Kilmartin	https://webportal.ribblevalley.gov.uk/planningApplication/36454 Emailed to WPC for Consultation WPC has concerns about Retail on the Business Park and the opening hours

5. Reports/Updates/Other	
Items arisen re planning / correspondence received since the last meeting. LCC Comments;	
<ul style="list-style-type: none"> • 21 Abbots Court • 35B King Street • Unit 45 Mitton Road Business Park 	
6. Next Meeting Dates	
It was resolved to approve the date of the next meeting on Thursday 18 th July 2024 at 7pm at Whalley Old Grammar School.	

Meeting closed at 7.27pm.

Signed by Chairman:
Councillor John Threlfall

Date:

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

21st June 2024

Dear Stephen Kilmartin,

Planning Application No: 3/2024/0214

Grid Ref: 372773 437412

Proposal: 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 4.00 pm on Saturdays and 7.00 am to 1.00 pm on Sundays.

Location: Unit 45 Mitton Business Park Mitton Road Whalley BB7 9YE

Whalley Parish Council object to the above application because the original planning permission approved for the Business Park was not intended for Retail and clearly stipulated that;

- The use of the extension permitted shall be for light industrial uses falling within Use Class B1(c) of the Town and Country Planning (Use Classes) Order 1987 (as amended).
- No extensions or alterations shall be carried out in respect of the extension to which this permission relates which also refers to mezzanine floors.
- The working hours within the premises shall be restricted to the period from 08:00 to 18:00 hours on Mondays to Fridays and 09:00 to 13:00 on Saturdays only. No work shall take place in the buildings on Sundays, Bank, or Public Holidays.
- The use hereby permitted shall not be open to customers except between the hours of 08:00 to 18:00 Mondays to Fridays and 09:00 to 13:00 on Saturdays only and not at any time on Sundays, Bank, or Public Holidays.

The proposed change to Class E (commercial business and service) could lead to increased traffic, noise, and environmental pollution in the surrounding area, adversely affecting the quality of life for local residents. The extended operating hours would exacerbate these issues, causing disturbances early in the morning and late into the evening, including weekends.

Allowing the proposed changes would set a precedent for future applications to bypass the carefully considered restrictions that were put in place to maintain the character and

The original hours were set to minimise disruption to the local community, and extending these hours would unfairly impact residents' rights to peace and quiet during evenings and weekends.

In light of the above points, I strongly urge the Planning Department to reject the application for the change of use, provision of a mezzanine floor, and extension of opening hours. Maintaining the

original planning restrictions is crucial to preserving the intended use of the business park and safeguarding the wellbeing of the local community.

Yours sincerely,

EK Haworth

Liz Haworth
Clerk and Responsible Finance Officer
Whalley Parish Council



WHALLEY PARISH COUNCIL

Whalley Parish Clerk
27 Waddow Grove
Waddington, Clitheroe
BB7 3JL
M:07966 388843
E:clerk@whalleyparishcouncil.org.uk

Emily Pickup
Planning Department
Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA

21st June 2024

Dear Emily Pickup,

Planning Application No: 3/2024/0361

Grid Ref: 373287 436273

Proposal: Demolition of utility room, garage and wall to front garden. Construction of two-storey extension to side and rear, single-storey extension to side, new double garage to rear and new vehicular accesses to front and rear, including parking spaces for two cars.

Location: 2 George Street Whalley BB7 9TH.

Whalley Parish Council wishes to draw attention to the highways comments and add its concern that blue light services must always have access to the properties along the unadopted section at the back of George Street. Traffic management and access should be carefully considered by the Planning Authority to ensure that access remains clear for the safety of all residents.

Yours sincerely,

EK Haworth

Liz Haworth
Clerk and Responsible Finance Officer
Whalley Parish Council



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

21st June 2024

Dear Stephen Kilmartin

Planning Application No: 3/2024/0398

Grid Ref: 372800 437460

Proposal: Application for change of use of part of class B2/B8 unit (general industry/storage) to Sui Generis Mixed Use (retail, warehouse, photo studio, sorting office). Proposed opening hours Monday - Friday 8.00am - 6.00pm, Saturdays 9.00am to 4.30pm, Sundays and Bank Holidays 10.00am to 4.00pm (pursuant to variation of condition 4 of permission 3/2023/0833 to only allow for the storage, display and retail sale of musical instruments by 'Reidy's Home of Music', as well as ancillary offices).

Location: Unit 26 Mitton Road Business Park Whalley BB7 9YE

Whalley Parish Council maintains its position in respect of the planning application as in our letter dated 19th February 2024 ref: 3/2023/0833.

Furthermore, the initial planning permission for Unit 26 was granted under Class B2/B8 for general industrial and storage purposes. This change to Sui Generis Mixed Use, including retail and other activities, significantly deviates from the original purpose for which the permission was granted. The inclusion of retail (the sale of musical instruments), photo studio, and sorting office activities introduces a range of commercial operations that are not aligned with the industrial and storage character of the area. This variation undermines the planning authority's original intent and sets a concerning precedent for future applications that might further erode the integrity of the business park's designated use.

The proposed change to include retail operations will inevitably lead to increased traffic in the area, particularly given the business hours extending to weekends and bank holidays. The Mitton Road Business Park infrastructure of the business park and the surrounding road network is not designed for a high volume of retail customers, which will likely exacerbate traffic problems and negatively impact other businesses within the park and the local amenity.

Yours sincerely,

EK Haworth

Liz Haworth
Clerk and Responsible Finance Officer
Whalley Parish Council