



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 January 2024 in the Lower Garden Room, Whalley Old Grammar School at 7.00-7.30pm
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 Brown, Cllr Carlton, Cllr Highton, Cllr Mirfin, Cllr Vickers (Chairman), Cllr Smith. Apologies: Cllr Threlfall. In Attendance: Liz Haworth Parish Clerk and 2 members of the public.	108/24
2.	Declaration of Interests	
	To receive declarations of disclosable pecuniary, other registrable and non-registrable interests in items for discussion on the agenda. JT declared an interest in application 3/2023/0903.	109/24
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 November 2023.	110/24
4.	To review and consider the Planning applications received since November 2023 meeting.	
	Planning Applications received for consideration attached. Public Participation at the discretion of the Chairman (5 mins per person)	111/24

Planning App	Location/Proposal	Plan Officer	Comments /Link
3/2023/0979 Received : 29/11/2023 Registered : 11/12/2023	11 Abbey Farm View Whalley BB7 9YF Applications for full consent Erection of a detached garage.	Lucy Walker	https://webportal.ribblevalley.gov.uk/planningApplication/35986 Emailed to WPC for Consultation Noted.

Planning App	Location/Proposal	Plan Officer	Comments /Link
3/2023/0833 Received : 13/10/2023 Registered : 16/11/2023	Unit 26 Mitton Road Business Park Whalley BB7 9YE Applications for full consent 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. Resubmission of application 3/2023/0541.	Will Hopcroft	https://webportal.ribblevalley.gov.uk/planningApplication/35846 Emailed to WPC for Consultation WPC wrote to RVBC re increase of traffic concerns. This application was called in and on the agenda of RVBC Planning and Developments January 11 th 2024 . https://democracy.ribblevalley.gov.uk/ieListDocuments.aspx?Cid=144&Mid=473
3/2023/0849 Received : 23/10/2023	17 Elm Close Calderstones Whalley BB7 9UT Application for tree works Oak Tree in rear garden - deadwood, reduce crown by 1m and crown lift to 3m.	David Hewitt	https://webportal.ribblevalley.gov.uk/planningApplication/35862 For Information Only
3/2023/0659 Received : 15/08/2023 Registered : 23/11/2023	Land on the south side of Ridding Lane (Broad Lane) Whalley adj Sewage Works. Variation of Condition Change of use of agricultural land to exercise/play area for dogs. Erection of secure fencing and wooden shelter/rest area. Construction of limestone/gravel area for vehicle drop-offs and non-designated parking using existing gates. Pursuant to variation of condition 4 (number of dogs allowed on site) on planning permission 3/2018/1054 to allow up to 50 dogs.	Kathryn Hughes	https://webportal.ribblevalley.gov.uk/planningApplication/35677 Emailed to WPC for Consultation WPC received objections from residents. WPC sent letter of objection to RVBC.
3/2023/0884 Received : 31/10/2023 Received : 31/10/2023 Registered : 30/11/2023	35B King Street Whalley BB7 9SP Alter or Extend a Listed Building Proposed conversion and re-use of the unused space to a building for any use under Class E (commercial, business and service). The unsafe wall to be partially demolished due to poor condition and rebuilt.	Stephen Kilmartin	https://webportal.ribblevalley.gov.uk/planningApplication/35895 Emailed to WPC for Consultation WPC expressed concerns of pedestrians safety due to vehicle access.
3/2023/0883 Received : 31/10/2023 Received : 31/10/2023 Registered : 30/11/2023	35B King Street Whalley BB7 9SP Applications for full consent Proposed conversion and re-use of the unused space to a building for any use under Class E (commercial, business and service). The unsafe wall to be partially demolished due to poor condition and rebuilt.	Stephen Kilmartin	https://webportal.ribblevalley.gov.uk/planningApplication/35894 Emailed to WPC for Consultation WPC expressed concerns of pedestrians safety due to vehicle access.

Planning App	Location/Proposal	Plan Officer	Comments /Link
3/2023/1015 Received : 08/12/2023	13 Clitheroe Road Whalley BB7 9AA Applications for full consent Proposed double garage with room in roof space.	Lucy Walker	https://webportal.ribblevalley.gov.uk/planningApplication/36022 Emailed to WPC for Consultation Noted.
3/2023/1032 Received : 18/12/2023 Registered : 09/01/2024	13 Clitheroe Road Whalley BB7 9AA Applications for full consent Proposed demolition of existing garage and construction of a two-storey rear and side extension. Resubmission of 3/2023/0610.(which was approved with conditions)	Lucy Walker	https://webportal.ribblevalley.gov.uk/planningApplication/36039 Emailed to WPC for Consultation Noted.
3/2023/0871 Received : 27/10/2023	45 Abbey Fields Whalley BB7 9RS Applications for full consent Regularisation of single-storey extension to side, garden store and alterations to the existing dwelling. Resubmission of 3/2022/0631.	Emily Pickup	https://webportal.ribblevalley.gov.uk/planningApplication/35884 Noted.
3/2023/0903 Received : 06/11/2023 New	9 Moor Field Whalley BB7 9SA Variation of Condition Proposed roof lift with insertion of dormers front and rear. Conversion of garage to increase living space with an increase in height and insertion of velux windows front and rear (pursuant to variation of condition 4 (approved plans) from 3/2022/0130 to add a third dormer to the front of the garage).	Emily Pickup	https://webportal.ribblevalley.gov.uk/planningApplication/35911 Emailed to WPC for Consultation WPC have received objections from residents due to overdevelopment overlooking surrounding properties. WPC to write to RVBC
3/2023/0975 Received : 28/11/2023 Registered : 07/12/2023	Queen Mary Terrace and Bridge Terrace Mitton Road Whalley BB7 9JS Discharge of Conditions Approval of details reserved by condition 12 (drainage) from planning permission 3/2021/0076.	Stephen Kilmartin	https://webportal.ribblevalley.gov.uk/planningApplication/35982 For Information Only
3/2023/1017 Received : 11/12/2023	38 Abbey Fields Whalley BB7 9RS Certificate of Lawfulness – Proposed Proposed single storey extension to side with alterations to existing window and door openings.	Lucy Walker	https://webportal.ribblevalley.gov.uk/planningApplication/36024 Noted.
3/2023/1013 Received : 08/12/2023 Registered : 03/01/2024	3 The Square Church Lane Whalley BB7 9SU Alter or Extend a Listed Building Proposed replacement timber windows in the existing openings; replacement double doors to the rear; new render finish to the front porch.	Emily Pickup	https://webportal.ribblevalley.gov.uk/planningApplication/36020 Emailed to WPC for Consultation Noted.

3/2023/1029 Received : 15/12/2023	6 Lakeland Drive Whalley BB7 9XD Certificate of Lawfulness – Proposed Lawful development certificate for proposed single-storey extension to rear.	Emily Pickup	https://webportal.ribblevalley.gov.uk/planningApplication/36036 Noted.
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5.	Reports/Updates/Other Items arisen re planning / correspondence received since the last meeting. Correspondence <ul style="list-style-type: none"> • Planning Inspectorate ROW/3322263 • Email from resident objecting to 3/2023/0659 – Bark Park • TOWN AND COUNTRY PLANNING ACT 1990 APPEAL. LAND AT 19 Abbey Road, Whalley BB7 9RP - PROPOSED DEVELOPMENT Outline application for the erection of a detached dwelling with access applied for (all other matters reserved) APPLICATION REFERENCE 3/2023/0327 APPEAL REFERENCE APP/T2350/W/23/3328698 APPEAL STARTING DATE 29 November 2023 DEADLINE FOR COMMENTS 3 January 2024 APPELLANTS NAME Mrs Pamela Walsh • LCC Highway Comments, 3/2022/1158 Accrington Rd, 3/2023/1015 - 13 Clitheroe Road, 3/2023/903 - 9 Moor Field, 3/2023/0659-Land on the south side of Ridding Lane, 3/2023/0871 - 45 Abbey Fields • Unit 26, Mitton Rd, Planning & Development Committee 11/1/2024 <p>Cllrs discussed the LCC highway comments particularly 3/2022/1158 Accrington Road and the many complexities of the application including of which doesn't appear to provide enough parking for proposed developments, which would encroach on any public car parking spaces that maybe being offered. WPC are continuing to monitor these applications.</p>	112/24
6.	Next Meeting Dates	
	It was resolved to approve the date of the next meeting on Thursday 15 th February 2024 at 7pm at Whalley Old Grammar School.	113/24

Meeting closed at 7.30pm.

Signed by Chairman:
Councillor John Threlfall

Date: