

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 20<sup>th</sup> March 2025 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.	<b>Attendance &amp; Apologies</b>	
	To record attendance and to receive apologies for absence.	
2.	<b>Declaration of Interests</b>	
	To receive declarations of disclosable pecuniary, other registrable and non-registrable interests in items for discussion on the agenda.	
3.	<b>To Approve the Minutes of the Previous Meeting</b>	
	To approve and confirm the accuracy of the Minutes of the meeting held on Thursday 20 <sup>th</sup> February 2025.	
4.	<b>To review and consider the Planning applications received since February 2025 meeting.</b>	
	Planning Applications received for consideration attached.	Applications for Consultation Emailed to Cllrs
	Public Participation at the discretion of the Chairman (5 mins per person)	

Planning App	Location/Proposal	Plan Officer	Comments /Link
3/2025/0121  <b>Received :</b> 10/02/2025 <b>Registered :</b> 24/02/2025 <b>Committee :</b> 04/03/2025	Bramley Meade Hall Wiswell Lane Whalley BB7 9AF Application for tree works Fell T1 (lime) and T2 (Pine)	David Hewitt	<a href="https://webportal.ribblevalley.gov.uk/planningApplication/37216">https://webportal.ribblevalley.gov.uk/planningApplication/37216</a>  For Information Only.

Planning App	Location/Proposal	Plan Officer	Comments /Link
3/2025/0132  <b>Received :</b> 12/02/2025 <b>Registered :</b> 03/03/2025	<b>1 Moor Field Whalley BB7 9SA</b> <b>Applications for full consent</b> Proposed single-storey extension to side.	Lucy Walker	<a href="https://webportal.ribblevalley.gov.uk/planningApplication/37226">https://webportal.ribblevalley.gov.uk/planningApplication/37226</a>  <b>Emailed for WPC Consultation</b>
3/2025/0149  <b>Received :</b> 19/02/2025 <b>Registered :</b> 04/03/2025	<b>34 Moor Field Whalley BB7 9SA</b> <b>Application for tree works</b> Proposed removal of some of the canopy of the oak tree overhanging the garden of 40 Moor Field.	Alex Shutt	<a href="https://webportal.ribblevalley.gov.uk/planningApplication/37243">https://webportal.ribblevalley.gov.uk/planningApplication/37243</a>  For Information Only
3/2025/0100  <b>Received :</b> 04/02/2025 <b>Registered :</b> 03/03/2025	<b>Land at The Eagle at Barrow Clitheroe Road Whalley BB7 9AQ</b> <b>Applications for full consent</b> Proposed hotel development comprising two-storey building (use class C1) with associated parking and landscaping, bin store, air conditioning units and new pedestrian access.	Stephen Kilmartin	<a href="https://webportal.ribblevalley.gov.uk/planningApplication/37195">https://webportal.ribblevalley.gov.uk/planningApplication/37195</a>  <b>Emailed for WPC Consultation</b>
3/2024/0445  <b>Received :</b> 31/05/2024 <b>Registered :</b> 10/03/2025	<b>Park Head Farm 5 Park Head Whalley BB7 9FB</b> <b>Alter or Extend a Listed Building</b> Proposed replacement of two timber double-glazed windows and French doors with new timber windows and doors.		<a href="https://webportal.ribblevalley.gov.uk/planningApplication/36500">https://webportal.ribblevalley.gov.uk/planningApplication/36500</a>  <b>Emailed for WPC Consultation</b>
<b>3/2025/0138</b>  <b>Received :</b> <b>14/02/2025</b>	<b>2 Spread Eagle Barn Clitheroe Road Whalley BB7 9AQ</b> <b>Applications for full consent</b> Proposed erection of an oak framed entrance porch and Juliet balcony to the west elevation.		<a href="https://webportal.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2025%2F0138">https://webportal.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2025%2F0138</a>  <b>Emailed for WPC Consultation</b>

5.	<b>Reports/Updates/Other</b>	
	<p>Items arisen re planning / correspondence received since the last meeting.</p> <ul style="list-style-type: none"> <li>New application –For Information- No details available at time of agenda. 3/2025/0179 <b>Unit 7 Abbey Works King Street Whalley BB7 9SP Applications for full consent</b> Retrospective application: use of mezzanine floor as cafe/bar.</li> <li>Planning and Development Committee Meeting RVBC 13/3/2025 1-7 The Picture House, George Street, Whalley, BB7 9TH</li> </ul>	

6.	<b>Next Meeting Dates</b>	
	To approve the date of the next meeting on Thursday 17 <sup>th</sup> April 2025 at 7pm at Whalley Old Grammar School.	

# AGENDA ITEM 3 (9 PAGES)



**WHALLEY  
PARISH COUNCIL**

"Together we aspire, together we achieve"

Whalley Parish Clerk  
27 Waddow Grove  
Waddington, Clitheroe  
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**Planning Committee Meeting**

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Thursday 20<sup>th</sup> February 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.	<b>Attendance &amp; Apologies</b>	
	Present: Cllr Ball, Cllr Highton, Cllr Mirfin, Cllr Threlfall (Chairman), Cllr Vickers. Apologies: Cllr Allen, Cllr Smith. In attendance: Liz Haworth (Clerk), 3 members of the public.	185/25
2.	<b>Declaration of Interests</b>	
	There were no declarations of disclosable pecuniary, other registrable and non-registrable interests in items for discussion on the agenda.	186/25
3.	<b>To Approve the Minutes of the Previous Meeting</b>	
	It was resolved to approve and confirm the accuracy of the Minutes of the meeting held on Thursday 16 <sup>th</sup> January 2025.	187/25
4.	<b>To review and consider the Planning applications received since January 2025 meeting.</b>	
	Planning Applications received for consideration attached.  Public Participation at the discretion of the Chairman (5 mins per person)	188/25

Planning App	Location/Proposal	Plan Officer	Comments /Link
3/2025/0015  <b>Received : 08/01/2025 Registered : 14/01/2025</b>	<b>1 Waters Edge Whalley BB7 9UF</b> <b>Applications for full consent</b> Proposed two-storey side extension with single storey link to the garage, single storey extension to the rear and alterations..	Emily Pickup	<a href="https://webportal.ribblevalley.gov.uk/planningApplication/37110">https://webportal.ribblevalley.gov.uk/planningApplication/37110</a>  <b>Noted.</b>

Planning App	Location/Proposal	Plan Officer	Comments /Link
3/2024/0834  <b>Received :</b> <b>09/10/2024</b> <b>Registered :</b> <b>13/01/2025</b>	<b>69 King Street Whalley BB7 9SW</b> <b>Applications for full consent</b> Proposed conversion of an existing retail unit with accommodation at first floor over into a boutique hotel with restaurant including three-storey extension to side, two and three storey extensions to rear, building up and extension of existing rear outriggers with addition of windows and rooflights, roof terraces, new flue above ridge level, new bin store to side, new boundary treatment to side and rear and use of land to front and side for outdoor dining.	Stephen Kilmartin	<a href="https://webportal.ribblevalley.gov.uk/planningApplication/36886">https://webportal.ribblevalley.gov.uk/planningApplication/36886</a>  <b>Emailed to WPC for Consultation</b>  <b>WPC to object, over massing on site -not in keeping with village- overwhelming overshadowing presence, extension doesn't fit with surroundings in the conservation area, retain character and architecture of this significant building, insufficient parking, concerns over nighttime economy</b>
3/2024/1016  <b>Received :</b> <b>13/12/2024</b> <b>Registered :</b> <b>03/02/2025</b>	<b>1 to 7 The Picture House George Street Whalley BB7 9TH</b> <b>Applications for full consent</b> Regularisation of works including extension to rear ground floor to include internal secure residents cycle store with roller shutter door; re-instate rear boundary wall to 0.74m high; alterations to rear external staircases; upvc windows and doors to front, side and rear; aluminium windows to the front dormer; screening feature to the rear balconies; ground floor bin store; central cladding to front dormer window on third floor; rooflights; external lighting scheme to rear and two electric charging points.	Kathryn Hughes	<a href="https://webportal.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2024%2F1016">https://webportal.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2024%2F1016</a>  <b>Emailed to WPC for Consultation</b>  <b>WPC to object to regularisation of works, applicant should maintain standards of the conservation area, materials should be as approved and adhere to the original planning application.</b>
3/2025/0019  <b>Received :</b> <b>10/01/2025</b> <b>Registered :</b> <b>17/01/2025</b> <b>Committee :</b> <b>24/01/2025</b>	<b>99 King Street Whalley BB7 9SW</b> <b>Application for tree works in a conservation area</b> Fell and remove nine conifers (G1).	Alex Shutt	<a href="https://webportal.ribblevalley.gov.uk/planningApplication/37114">https://webportal.ribblevalley.gov.uk/planningApplication/37114</a>  <b>For Information Only</b>
3/2025/0037  <b>Received :</b> <b>21/01/2025</b> <b>Registered :</b> <b>24/01/2025</b>	<b>Land on the east side of Clerk Hill Road just to the south of the access to Whalley Golf Club Whalley</b> <b>Agricultural determination</b> Prior notification of proposed agricultural storage building 18.28m long, 12.19m wide, 5.44m high to ridge, 3.65m high to eaves.  <b>Refused by RVBC 14/2/2025</b>	Emily Pickup	<a href="https://webportal.ribblevalley.gov.uk/planningApplication/37132">https://webportal.ribblevalley.gov.uk/planningApplication/37132</a>  <b>Noted.</b>

Planning App	Location/Proposal	Plan Officer	Comments /Link
3/2025/0074 <b>Received :</b> 30/01/2025 <b>Registered :</b> 04/02/2025	Land adjacent to 4a Wiswell Lane Whalley BB7 9AF <b>Certificate of Lawfulness – Existing</b> Certificate of lawfulness for existing dwellinghouse and associated curtilage (garden, driveway and areas of hardstanding).	Stephen Kilmartin	<a href="https://webportal.ribblevalley.gov.uk/planningApplication/37169">https://webportal.ribblevalley.gov.uk/planningApplication/37169</a>  <b>WPC object and seek a formal application for the dwelling house.</b>
3/2025/0082  <b>Received :</b> 03/02/2025 <b>Registered :</b> 07/02/2025	10 Deer Park Crescent Whalley BB7 9XH <b>Prior notification for a larger home extension.</b> Proposed single storey rear extension with a flat roof. Length 6.2m, max height 3.0m, height at eaves 2.6m.	Emily Pickup	<a href="https://webportal.ribblevalley.gov.uk/planningApplication/37177">https://webportal.ribblevalley.gov.uk/planningApplication/37177</a>  <b>WPC object – over massing on site.</b>

5.	<b>Reports/Updates/Other</b>	
	<p>Items arisen re planning / correspondence received since the last meeting.</p> <ul style="list-style-type: none"> <li>RVBC Notification of Appeal, APP/T2350/C/24/3355797and APP/T2350/W/24/3355795, Salvage House Unit 5B Abbey Works King Street Whalley BB7 9SP - noted</li> <li>LCC Response D3/2024/0834 - 69 King Street Whalley - noted</li> <li>RVBC Temporary Structure - Woodland Healing, Lamb Roe, Clitheroe, BB7 9AQ- to observe</li> <li>New application –For Information- No details available at time of agenda. 3/2025/0100 <b>Land at The Eagle at Barrow Clitheroe Road Whalley BB7 9AQ Proposed hotel development (use class C1) with associated parking and landscaping - noted</b></li> </ul>	<p>189/25</p> <p>190/25 191/25</p> <p>192/25</p>
6.	<b>Next Meeting Dates</b>	
	It was resolved to approve the date of the next meeting on Thursday 20 <sup>th</sup> March 2025 at 7pm at Whalley Old Grammar School.	193/25

Meeting Closed at 7.30pm

Signed by Chairman:

Cllr John Threlfall

Date:



# WHALLEY PARISH COUNCIL

"Together we aspire, together we achieve"

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

21<sup>st</sup> February 2025

Dear Emily Pickup,

Planning Application No: 3/2025/0082

Proposal: Prior notification for a larger home extension. Proposed single storey rear extension with a flat roof. Length 6.2m, max height 3.0m, height at eaves 2.6m.

Location: 10 Deer Park Crescent Whalley BB7 9XH

Whalley Parish Council objects to the size of the proposed single-storey rear extension at 10 Deer Park Crescent, Whalley (BB7 9XH) due to concerns regarding overdevelopment of the site.

The proposed extension, with a length of 6.2m, is excessive for the size of the plot and results in over-massing, which is not in keeping with the character of the surrounding properties, setting an undesirable precedent for future developments in the area.

Given these concerns, Whalley Parish Council urges the Planning Authority to refuse this application on the grounds of overdevelopment and non-compliance of appropriate planning guidelines.

Yours sincerely,

EK Haworth

Liz Haworth  
Clerk and Responsible Finance Officer  
Whalley Parish Council



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

21<sup>st</sup> February 2025

Dear Stephen Kilmartin,

Planning Application No: 3/2025/0074

Proposal: Certificate of lawfulness for existing dwellinghouse and associated curtilage (garden, driveway and areas of hardstanding).

Location: Land adjacent to 4a Wiswell Lane Whalley BB7 9AF

Whalley Parish Council formally objects to the Certificate of Lawfulness for the existing dwellinghouse and associated curtilage at Land adjacent to 4a Wiswell Lane, Whalley (BB7 9AF).

We urge the Planning Department to require a formal planning application rather than granting a Certificate of Lawfulness. The failure to follow the full planning process sets a concerning precedent, potentially encouraging unauthorised developments to bypass proper scrutiny.

A formal planning application is essential to ensure that this development complies with local planning policies and regulations. It would also allow for proper assessment of its impact on the surrounding area, adherence to planning conditions, and any potential breaches of planning permission.

Approving a Certificate of Lawfulness in this instance could undermine the integrity of the planning system and weaken enforcement in future cases.

Given these concerns, Whalley Parish Council urges the Planning Authority to refuse the certificate and instead require a full planning application for proper evaluation.

Yours sincerely,

EK Haworth

Liz Haworth  
Clerk and Responsible Finance Officer  
Whalley Parish Council





Kathryn Hughes  
Planning Department  
Council Offices  
Church Walk  
Clitheroe  
Lancashire  
BB7 2RA

21<sup>st</sup> February 2025

Dear Kathryn Hughes,

Planning Application No: 3/2024/1016

Grid Ref: 373263 436244

Proposal: Regularisation of works including extension to rear ground floor to include internal secure residents cycle store with roller shutter door; re-instate rear boundary wall to 0.74m high; alterations to rear external staircases; upvc windows and doors to front, side and rear; aluminium windows to the front dormer; screening feature to the rear balconies; ground floor bin store; central cladding to front dormer window on third floor; rooflights; external lighting scheme to rear and two electric charging points.

Location: 1 to 7 The Picture House George Street Whalley BB7 9TH

Whalley Parish Council formally objects to the proposed regularisation of works at 1 to 7 The Picture House, George Street, Whalley (BB7 9TH). The current application significantly deviates from the original planning permission and should not be considered a simple regularisation, as the development fails to conform to the previously approved plans.

We strongly believe that any modifications to the approved scheme should have been submitted as amendments to the planning application rather than seeking retrospective approval for an "as built" development. This approach undermines the planning process and sets a concerning precedent for future applications.

Our specific concerns include:

**Materials and Design** – The materials used should strictly adhere to those originally approved, ensuring the development respects the architectural character of the conservation area. The proposed amendments, including UPVC, are not in keeping with the area's historic and conservation area standards.

**Impact on Character** – The alterations, impact on the building's character and fail to align with conservation area policies.

**Planning Policy Compliance** – The proposed amendments appear to contravene local planning policies designed to protect the visual integrity and historic value of Whalley's conservation area.

**Proper Planning Process** – The applicant should comply with the originally approved plans and submit a new application if modifications are required, rather than seeking retrospective approval for unauthorised changes.

Given these concerns, Whalley Parish Council strongly objects to this application and urges the Planning Authority to reject the proposed regularisation in its current form as it undermines the planning process. We request that the applicant be required to adhere to the original approval and ensure all works conform to the standards expected within a designated conservation area.

Yours sincerely,

*EK Haworth*

Liz Haworth  
Clerk and Responsible Finance Officer  
Whalley Parish Council



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Stephen Kilmartin  
Planning Department  
Council Offices  
Church Walk  
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BB7 2RA

21<sup>st</sup> February 2025

Dear Stephen Kilmartin,

Planning Application No: 3/2024/0834

Grid Ref: 373309 436239

Proposal: Proposed conversion of an existing retail unit with accommodation at first floor over into a boutique hotel with restaurant including three-storey extension to side, two and three storey extensions to rear, building up and extension of existing rear outriggers with addition of windows and rooflights, roof terraces, new flue above ridge level, new bin store to side, new boundary treatment to side and rear and use of land to front and side for outdoor dining.

Location: 69 King Street Whalley BB7 9SW

Whalley Parish Council formally objects to the above planning application, concerning the proposed conversion of 69 King Street, Whalley.

The objections are based on several concerns;

- **Overdevelopment:** The scale of the proposed extensions is considered excessive for a building of significant interest to the village.
- **Excessive Massing:** The scale and massing of the proposed extensions constitute overdevelopment that will create an overwhelming and overshadowing presence that is out of character with the area and would dominate the streetscape.
- **Incompatibility with Surroundings:** The design of the extension does not harmonise with the existing surroundings.
- **Conservation Area Impact:** The proposal does not adequately preserve the character, architectural and historical significance of this notable building located within this conservation area of the village.

- **Parking Issues:** There are insufficient parking provisions for both staff and guests, which could exacerbate existing parking pressures in the village.
- **Night-Time Economy Concerns:** Potential negative impacts on the local night-time economy have been raised by residents, particularly in relation to noise and disturbance for residents.

While we acknowledge the potential benefits of investment in the village, any redevelopment must be sensitive to its surroundings, appropriately scaled, and considerate of community needs. We therefore request that the current plans be reconsidered to better align with these principles.

Yours sincerely,

EK Haworth

Liz Haworth  
Clerk and Responsible Finance Officer  
Whalley Parish Council