



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 19<sup>th</sup> March 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.

|           |   |  |
|-----------|---|--|
| <b>1.</b> | <b>Chairman's Welcome</b>   |  |
|           | 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. |  |
| <b>2.</b> | <b>Attendance &amp; Apologies</b>   |  |
|           | To record attendance and to receive apologies for absence.  |  |
| <b>3.</b> | <b>Declaration of Interests</b>   |  |
|           | 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.   |  |
| <b>4.</b> | <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 19 <sup>th</sup> February 2025.  | Page 3   |
| <b>5.</b> | <b>To review and consider the Planning applications received since February 2026 meeting.</b>   |  |
|           | Planning Applications received for consideration attached.<br><br>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   |
|---|---|--------------|--|
| 3/2026/0130<br><br>Received :<br>16/02/2026<br>Registered :<br>24/02/2026 | Old Grammar School Community Centre<br>Station Road Whalley BB7 9RH<br>Alter or Extend a Listed Building<br>Proposed stone cleaning and repointing to the north, east and south elevations. | Lucy Walker  | <a href="https://webportal.ribbonvalley.gov.uk/planningApplication/38219">https://webportal.ribbonvalley.gov.uk/planningApplication/38219</a><br><br>Text<br><br>Emailed to WPC for Consultation |

| Planning App  | Location/Proposal   | Plan Officer  | Comments /Link  |
|---|---|---------------|---|
| 3/2026/0123<br><b>Received :</b><br>17/02/2026<br><b>Registered :</b><br>18/02/2026<br><b>Committee :</b><br>06/03/2026 | <b>9 Brookes Lane Whalley BB7 9RG</b><br><b>Non-Material amendment</b><br>Non material amendment to application 3/2025/0609 involving change of colour of timber fence/gate from grey to black. | Anna Robinson | <a href="https://webportal.ribblevalley.gov.uk/planningApplication/38212">https://webportal.ribblevalley.gov.uk/planningApplication/38212</a><br><br>For Information Only<br><br><b>Decided - Final Decision</b><br><b>APPROVED WITH CONDITIONS</b><br><b>Date : 06/03/2026</b> |
|   |   |               |   |
|   |   |               |   |
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| <b>7. Reports/Updates/Other</b>   |  |
| Items arisen re planning, correspondence received since the last meeting that may result in future agenda item.<br><br>7.1 Mitton Business Park and Calderstones Cemetery verbal update |  |
| <b>8. Next Meeting Date</b>   |  |
| The next meeting date is Thursday 16 <sup>th</sup> April 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.

|           |  |        |
|-----------|--|--------|
| <b>1.</b> | <b>Chairman's Welcome</b>  |        |
|           | The Chairman formally opened the meeting and welcomed all present.   | 268/26 |
| <b>2.</b> | <b>Attendance &amp; Apologies</b>  |        |
|           | Present: Cllr Ball, Cllr Duckworth, Cllr Highton, Cllr Mirfin, Cllr Shaw, Cllr Smith, Cllr Threlfall (Chairman), Cllr Vickers.<br>Apologies: Cllr Allen.<br>In Attendance: Liz Haworth (Clerk), 2 members of the public. | 269/26 |
| <b>3.</b> | <b>Declaration of Interests</b>  |        |
|           | There were no declarations of disclosable pecuniary interests, other registrable interests, or non-registrable interests in respect of items on the agenda.  | 270/26 |
| <b>4.</b> | <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 15 <sup>th</sup> January 2025.  | 271/26 |
| <b>5.</b> | <b>To review and consider the Planning applications received since January 2026 meeting.</b>   |        |
|           | Planning Applications received for consideration attached.<br><br>Public Participation at the discretion of the Chairman (5 mins per person)   | 272/26 |

| Planning App                                | Location/Proposal  | Plan Officer  | Comments /Link  |
|---|--|---------------|---|
| 3/2026/0029<br><br>Received :<br>16/01/2026 | Land South of Accrington Road Whalley<br>Non-Material amendment<br>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 | Lyndsey Hayes | <a href="https://webportal.ribblevalley.gov.uk/planningApplication/38120">https://webportal.ribblevalley.gov.uk/planningApplication/38120</a><br><br>Noted. |

|  |   |                     |   |
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| <b>Registered :</b><br>22/01/2026  | garage alignment of plots 3, 4, 73 and 74.  |                     |   |
| <b>Planning App</b>  | <b>Location/Proposal</b>  | <b>Plan Officer</b> | <b>Comments /Link</b>   |
| <b>3/2026/0018</b><br><b>Received :</b><br><b>14/01/2026</b><br><b>Registered :</b><br><b>22/01/2026</b> | <b>12 Kingsmill Avenue Whalley BB7 9PG</b><br><b>Applications for full consent</b><br>Proposed single-storey extension and alterations to existing side elevation.  | Lucy Walker         | <a href="https://webportal.ribblevalley.gov.uk/planningApplication/38109">https://webportal.ribblevalley.gov.uk/planningApplication/38109</a><br><br><b>Noted.</b>  |
| <b>3/2025/0988</b><br><b>Received :</b><br>17/12/2025<br><b>Registered :</b><br>26/01/2026               | <b>Rodhill 10 Clitheroe Road Whalley BB7 9AB</b><br><b>Applications for full consent</b><br>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         | <a href="https://webportal.ribblevalley.gov.uk/planningApplication/38073">https://webportal.ribblevalley.gov.uk/planningApplication/38073</a><br><br><b>Emailed for WPC Consultation</b><br><br><b>Noted.</b> |
| <b>3/2026/0017</b><br><b>Received :</b><br>09/01/2026<br><b>Registered :</b><br>29/01/2026               | <b>2 George Street Whalley BB7 9TH</b><br><b>Applications for full consent</b><br>Retrospective consent for proposed new double garage on the site of previously approved garage.   | Emily Pickup        | <a href="https://webportal.ribblevalley.gov.uk/planningApplication/38108">https://webportal.ribblevalley.gov.uk/planningApplication/38108</a><br><br><b>Emailed for WPC Consultation</b><br><br><b>Noted.</b> |
| <b>3/2026/0046</b><br><b>Received :</b><br>21/01/2026<br><b>Registered :</b><br>30/01/2026               | <b>Gleneagles Clitheroe Road Whalley BB7 9AQ</b><br><b>Applications for full consent</b><br>Proposed demolition of existing conservatory and construction of single-storey rear extension.  | Lucy Walker         | <a href="http://webportal.ribblevalley.gov.uk/planningApplication/38137">http://webportal.ribblevalley.gov.uk/planningApplication/38137</a><br><br><b>Emailed for WPC Consultation</b><br><br><b>Noted.</b>   |
| <b>3/2026/0075</b><br><br><b>Received :</b><br>29/01/2026<br><b>Registered :</b><br>02/02/2026           | <b>Burnside 7 Brookes Lane Whalley BB7 9RG</b><br><b>Application for tree works in a conservation area</b><br>T1 (Magnolia) and T2 (Crab-apple) to be felled..  | David Hewitt        | <a href="https://webportal.ribblevalley.gov.uk/planningApplication/38166">https://webportal.ribblevalley.gov.uk/planningApplication/38166</a><br><br><b>For Information Only</b><br><br><b>Noted.</b>         |
| <b>3/2026/0079</b><br><br><b>Received :</b><br>02/02/2026<br><b>Registered :</b><br>05/02/2026           | <b>South Lodge Mitton Road Whalley BB7 9JN</b><br><b>Application for tree works</b><br>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          | <a href="https://webportal.ribblevalley.gov.uk/planningApplication/38170">https://webportal.ribblevalley.gov.uk/planningApplication/38170</a><br><br><b>For Information Only</b><br><br><b>Noted.</b>         |
| <b>3/2026/0102</b><br><br><b>Received :</b><br>10/02/2026  | <b>Land on the north side of Accrington Road Whalley BB7 9UE</b><br><b>Applications for full consent</b><br>Proposed erection of midden.  |                     | <a href="https://webportal.ribblevalley.gov.uk/planningApplication/38192">https://webportal.ribblevalley.gov.uk/planningApplication/38192</a><br><br>deferred no application details available                |

| Planning App  | Location/Proposal  | Plan Officer | Comments /Link   |
|---|--|--------------|--|
| 3/2026/0062<br><br><b>Received :</b><br>27/01/2026<br><b>Registered :</b><br>03/02/2026 | <b>Unit 45 Mitton Business Park Mitton Road Whalley BB7 9YE</b><br><b>Applications for full consent</b><br>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  | <a href="https://webportal.ribblevalley.gov.uk/planningApplication/38153">https://webportal.ribblevalley.gov.uk/planningApplication/38153</a><br><br><b>Emailed for WPC Consultation</b><br><b>WPC object as it is against the original planning permission on the grounds of no permitted mezzanine floors, no hours outside of 8am – 6 pm weekdays and 9am – 1pm Saturdays. No work should take place on Sundays and is not the agreed business use which was in place to protect the residential amenities.</b> |
| 3/2026/0010<br><br><b>Received :</b><br>07/01/2026<br><b>Registered :</b><br>16/01/2026 | <b>112 Clitheroe Road Whalley BB7 9AQ</b><br><b>Applications for full consent</b><br>Proposed extension to the garage to create a two-storey addition to the side of the house. Conversion of garage to living accommodation.  |              | <a href="https://webportal.ribblevalley.gov.uk/planningApplication/38101">https://webportal.ribblevalley.gov.uk/planningApplication/38101</a><br><br><b>Emailed for WPC Consultation</b><br><br><b>Noted.</b>  |
| 3/2025/0067<br><br><b>Received :</b><br>29/01/2025<br><b>Registered :</b><br>21/01/2026 | <b>Shaw House Farm Clitheroe Road Whalley BB7 9AD</b><br><b>Applications for full consent</b><br>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.  |              | <a href="https://webportal.ribblevalley.gov.uk/planningApplication/37162">https://webportal.ribblevalley.gov.uk/planningApplication/37162</a><br><br><b>Emailed for WPC Consultation</b><br><br><b>Noted.</b>  |

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

Meeting Closed at 7.25pm.

***Draft Minutes Subject to Confirmation***



Maya Cullen  
Planning Department  
Council Offices  
Church Walk  
Clitheroe  
Lancashire  
BB7 2RA

20 February 2026

Dear Maya Cullen,

Planning Application No: 3/2026/0062

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 2.00 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 formally objects to the application seeking the regularisation of the change of use from Class B2/B8 (general industrial) to Class E (commercial business and service), the provision of a mezzanine floor, and the extension of opening hours to 6.30am–9.00pm Monday to Friday, 7.00am–2.00pm on Saturdays, and 7.00am–1.00pm on Sundays at Unit 45, Mitton Business Park.

The original permission for Unit 40 was granted for B1 use (light industrial). This permission was based on specific assumptions about the type and intensity of activity that would take place within the building and across the wider site. Light industrial use is typically associated with lower-impact operations, and this formed part of the planning balance when consent was granted.

The current proposal is contrary to the original planning permission for units at Mitton Business Park. The original conditions clearly stated:

- No mezzanine floors were permitted.
- Opening hours were restricted to 8.00am–6.00pm weekdays and 9.00am–1.00pm on Saturdays.
- No work was permitted on Sundays.

These restrictions were imposed specifically to safeguard the residential amenities of nearby properties. The proposed extended hours, particularly early morning opening and Sunday operations, together with the introduction of a mezzanine floor, would materially intensify the use of the unit. This is likely to result in increased disturbance from noise, vehicle movements, and general activity outside previously agreed times.

Furthermore, the proposed Class E use is not consistent with the originally approved business use, which was considered appropriate given the site's proximity to residential dwellings. The Parish Council considers that the regularisation of a change of use after it has already occurred undermines the integrity of the planning process and risks setting an undesirable precedent for other operators within the business park to bypass established planning controls.

The Parish Council believes that all development within the community must adhere to established planning regulations to ensure the integrity of the local environment is maintained and that residential amenity is protected. Any significant change of use from light industrial to commercial business and service should be subject to full and proper assessment before implementation.

For the reasons set out above, Whalley Parish Council respectfully requests that this application be refused in order to uphold the original planning conditions and protect the amenity of local residents.

Yours sincerely,

*EK Haworth*

Liz Haworth  
Clerk and Responsible Finance Officer  
Whalley Parish Council