



Local Government Act 1972  
**Whalley Parish Council**  
**Planning Committee**

Members of the Council, you are summoned to a Meeting of the Parish Council to be held on  
Thursday 17<sup>th</sup> March 2022 in the Calder Room, Whalley 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.	<b>Attendance &amp; Apologies</b>	
	Present: Cllrs John Threlfall (Chair), Martin Highton, June Brown, Cliff Ball & Jonathan Smith Apologies: Cllrs Tracey Whistlecraft & Caroline Allen. In Attendance: Liz Haworth (Parish Clerk) and two members of the public.	
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.  Cllr John Threlfall & Cllr Cliff Ball both registered an interest as applications were of neighbouring properties. (9 Moor Field & 9 Mitton Road respectively)	
3.	<b>To Approve the Minutes of the Previous Meeting</b>	
	It was resolved to approve the meeting minutes of 17 <sup>th</sup> February 2022.	
4.	<b>To consider the Planning applications received since the last meeting in February 2022</b>	
	Planning Applications received for consideration: Public Participation at the discretion of the Chairman (5 mins per person)	

Planning Applications received;

Planning App	Location/Proposal	Plan Officer	Comments /Link
<b>3/2022/0110</b>  Received : 01/02/2022 Status Registered : 18/02/2022	Land Adjacent to 39 Clitheroe Road Whalley BB7 9AD  Variation of Condition 2 (Plans) of planning permission 3/2021/0583 to change the design of the proposed house to a smaller, more traditional character.	<b>Laura Eastwood</b>	<a href="https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2022%2F0110">https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2022%2F0110</a>  <b>Noted.</b>

Planning App	Location/Proposal	Plan Officer	Comments /Link
<b><u>3/2022/0126</u></b>  Received : 01/02/2022 Registered : 18/02/2022	<b>Brook House Farm Mitton Road Whalley BB7 9PF</b>  Proposed steel framed manure store and additional bay for the storage of fodder. Concrete Pad.	Sarah Heppell	<a href="https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2022%2F0126">https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2022%2F0126</a>  Noted.
<b><u>3/2022/0128</u></b>  Received : 03/02/2022	<b>4 Church Lane Whalley BB7 9SY</b>  Proposed single storey extension to rear with window alteration.	Sarah Heppell	<a href="https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2022%2F0128+">https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2022%2F0128+</a>  <b>With conditions</b> WPC request that materials are to be wooden frames & slates as the property is in a conservation area.
<b><u>3/2021/0536</u></b>  Received : 18/05/2021 Registered : 14/02/2022	<b>The Stables rear of King Street Whalley BB7 9SP</b>  General refurbishment of the existing building with proposed small single storey extension. Change of use to create a new restaurant on the ground floor and retail on the first floor. Resubmission of 3/2020/0351	Adrian Dowd	<a href="https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2021%2F0536+">https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2021%2F0536+</a>  <b>Objections Remain the same as previous application</b> <ul style="list-style-type: none"> <li>• Harmful to character and appearance in a Conservation Area</li> <li>• Highway Safety inadequate vehicle and pedestrian accessibility,</li> <li>• tight access, and lack of parking provision within the site,</li> <li>• additional vehicles entering the site, with motors left running,</li> <li>• additional noise pollution</li> <li>• street lighting to the car parking area.</li> </ul>
<b><u>3/2022/0130</u></b>  Received : 04/02/2022 Registered : 04/03/2022	<b>9 Moor Field Whalley BB7 9SA</b>  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. Resubmission of 3/2021/0286.	Sarah Heppell	<a href="https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2022%2F0130+">https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2022%2F0130+</a>  Noted.



Planning App	Location/Proposal	Plan Officer	Comments /Link
<b><u>3/2022/0210</u></b>  Received : 28/02/2022 Registered : 02/03/2022	<b>Whalley Abbey The Sands Whalley</b>  To fell partially failed beech tree adjacent to the river due to storm damage.	David Hewitt	<a href="https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2022%2F0210">https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2022%2F0210</a>  <b>Noted.</b>
<b><u>3/2022/0166</u></b>  Received : 15/02/2022 Registered : 01/03/2022	<b>Queen Mary Terrace and Bridge Terrace Mitton Road Whalley BB7 9JS</b>  Discharge of conditions 4 (Highways), 8 (CEMP), 11 (Drainage) and 12 (Drainage verification) of application 3/2021/0076	Laura Eastwood	<a href="https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2022%2F0166">https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2022%2F0166</a>  <b>Noted.</b>
<b><u>3/2022/0196</u></b> Received : 22/02/2022	<b>15 Abbey Road Whalley BB7 9RP</b>  Demolition of existing garage and construction of single storey extension to side and rear.	John Macholc	<a href="https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2022%2F0196+">https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2022%2F0196+</a>  <b>Noted.</b>
<b><u>3/2022/0163</u></b> Received : 11/02/2022	<b>9 Mitton Road Whalley Lancashire BB7 9RX</b>  Redevelopment of workshop garage to create a family summer room and alterations to the annex building.	Sarah Heppell	<a href="https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2022%2F0163+">https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2022%2F0163+</a>  <b>Noted.</b>

### **For Information**

The below Planning Appeal notices were made since the last WPC planning committee meeting;

### **Planning Appeal Notices**

TOWN AND COUNTRY PLANNING ACT 1990 – PLANNING APPEAL AGAINST REFUSAL OF A HOUSEHOLDER APPLICATION SITE AT : **The Old Police Station 13 Accrington Road Whalley BB7 9TD**

PROPOSED DEVELOPMENT : Proposed creation of car port to the rear of the property.

APPLICATION REFERENCE : 3/2021/0928

APPEAL REFERENCE : APP/T2350/D/22/3293007

APPEAL STARTING DATE : 15th March 2022

APPELLANTS NAME : Mr Steve Hancock

TOWN AND COUNTRY PLANNING ACT 1990 – PLANNING APPEAL AGAINST REFUSAL OF A HOUSEHOLDER APPLICATION SITE AT **12 Beech Drive, Calderstones Park, Whalley BB7 9RA**

PROPOSED DEVELOPMENT Proposed two storey extension to rear and single storey extension to side.  
Resubmission of 3/2021/0625

APPLICATION REFERENCE 3/2021/0899

APPEAL REFERENCE APP/T2350/D/22/3293498

APPEAL STARTING DATE 8 March 2022

APPELLANTS NAME Mr Zane Reddy

**Re: Update of below Application presented in Februarys list.**

3/2021/1277 Status: Registered	14/12/2021 Erection of 23 no. dwellings and 81 no. apartments, of which 49 no. are for people over 55, with associated roads, car parking, landscaping and infrastructure, and access from Accrington Road.	Stephen Kilmartin	Land South of Accrington Road Whalley  <a href="https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2021%2F1277">https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2021%2F1277</a>
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Ged Mirfin and members of the community took an onsite meeting and a look around the local area with representatives from Lead Local Flood Authority (LLFA). Concerns were expressed over flooding on the site area and the impact this would have on the village in general, which already suffers from flooding issues.

**This has resulted in an overwhelming recommendation of objection to the Local Planning Authority.**

Objection 1 – Inadequate Site-Specific Flood Risk Assessment

Objection 2 – Inadequate Surface Water Sustainable Drainage Strategy

This Planning Application Consultation Response can be found on the News and Planning Documents Section of WPC website [whalleyparishcouncil.org.uk](http://whalleyparishcouncil.org.uk)

5.	<b>Next Meeting Dates</b>	
	The meeting closed at 7.20pm.  The next meeting will be held at Whalley Old Grammar School in the Calder Room on Thursday 21 <sup>st</sup> April at 7pm.	

Signed: .....Chairman John Threlfall

Date.....



# WHALLEY PARISH COUNCIL

Whalley Parish Clerk  
27 Waddow Grove  
Waddington, Clitheroe  
BB7 3JL

M:07966 388843

E:clerk@whalleyparishcouncil.org.uk

Ms Sarah Heppell  
Planning Department  
Council Offices  
Church Walk  
Clitheroe  
BB7 2RA

19th March 2021

Dear Ms Heppell,

Planning Application No: 3/2022/0128

Grid Ref: 373277 436211

Proposal: Proposed single storey extension to rear with window alteration.

Location: 4 Church Lane Whalley BB7 9SY

I am writing on behalf of Whalley Parish Council to request that you approve this planning application with conditions as it is located within a conservation area.

We would request that the materials used for the windows remain as wooden frames and that the roof materials remain as slate to be in keeping with the area.

Yours faithfully

Liz Haworth  
Clerk to Whalley Parish Council





# WHALLEY PARISH COUNCIL

Whalley Parish Clerk  
27 Waddow Grove  
Waddington, Clitheroe  
BB7 3JL

M:07966 388843

E:clerk@whalleyparishcouncil.org.uk

Mr Adrian Dowd  
Planning Department  
Council Offices  
Church Walk  
Clitheroe  
BB7 2RA

19th March 2021

Dear Mr Dowd,

Planning Application 3/2021/0536 The Stables rear of King Street Whalley BB7 9SP

I am writing on behalf of Whalley Parish Council to strongly object to the resubmission of the above planning application. The Parish response to the previous applications 3/2018/1121 & 3/2020/0351 still applies. The Decision Notices which rejected these applications referring to the effect on the Whalley Conservation area, the Church of St Mary and highway safety still remains.

Whalley Parish Council continues to object to this planning application on the following basis;

The proposal is harmful to the character and appearance of Whalley Conservation Area and the setting of the Church of St Mary and All Saints and Whalley Abbey listed buildings.

The proposed development has an unacceptable impact upon highway safety because of inadequate vehicle and pedestrian accessibility, tight access, and lack of parking provision within the site, additional vehicles entering the site, with motors left running, causing additional noise pollution and street lighting to the car parking area.

Ribble Valley Borough Council has placed Whalley under a Cumulative Impact Assessment. The Parish Council, local residents and other local voluntary groups have consistently expressed their concerns about there being too many late-night drinking establishments in a small area that is predominately residential resulting in anti-social behaviour and noise issues with inadequate monitoring and/or policing.

Yours faithfully,

Liz Haworth  
Clerk to Whalley Parish Council