



Whalley Parish Council Planning Committee
Minutes - Thursday 19 September 2019 at 7pm

1. **Present:** Dave Sleight (Chair), June Brown, John Threlfall, Patrick Brown, Martin Highton
2. **Apologies:** Cliff Ball
3. **Declaration of Interests :** None
4. **In attendance:** M Richardson, Clerk to the Council and 2 members of the public (including Borough Councillor D Berryman).

Link	Planning App No	Proposal	Plan Officer	Location
Noted	3/2019/0806	Change of use from a metal workshop to a barber shop with changes to the front elevation	S Kilmartin	2 Abbey Works, Back of King Street Whalley BB7 9SP
Approved with conditions	3/2019/0736	Tree Works to reduce the canopy of the copper beech and fell/remove/suppress cherry tree to improve light to the garden	A Shutt	The Vicarage, 40 The Sands, Whalley
Minor Alteration - Noted	3/2019/0756	Full consent variation of condition 2 from PP 3/2018/0982 to allow 2 additional roof lights to be added to plot 1	S Kilmartin	17 Brookes Lane Whalley BB 7 9RG
Noted	3/2019/0772	Tree Works – T1 Hawthorn reduction	A Shutt	15 King Street, BB7 9SP
Noted	3/2019/0788	Discharge of Conditions 3 (materials) 6 (conservation matters)	S Kilmartin	Oakhill School, Wiswell Lane, Whalley BB7 9AF

		7 boundary treatment re PP 3/2018/1124		
Noted	3/2019/0774	Ash remove, Beech thin crown by 10% - 20%, prune to clear property by 2m, Oak Remove deadwood / crown clean, Oak Lift crown to 5m, reduce crown by 2m in length and limb reduction	A Shutt	2 Barley Close, Whalley BB 7 9XY
Noted	3/2019/0784	Full Planning Permission Replacement of cooling equipment Installation of 2 new louver windows within existing opening Installation of 2 new acoustic cowells Installation of 1 new louver window into new enlarged opening with new exhaust fan and acoustic plenum	R Bowers	Telephone Exchange, 11 The Sidings, BB7 9SE
Noted	3/2019/0801	Tree Works – Felling of 8 Lombardii Poplars	D Hewitt	64-70 King Street, BB7 9SN
Noted – opening hours a mistake on original application	3/2019/0831	Variation of conditions 2 (approved plans), 3 (opening hours) and 6 (externally mounted/located plant or HVAC) from planning permission 3/2019/0089 for extensions to	S Kilmartin	Whalley Motors BB7 9TD

		sides and rear and change of use from motor vehicle repairs workshop to retail		
Noted	3/2018/0753	Planning Permission for single storey extension to rear and first floor extension over existing kitchen	H McCartney	14 Moor Field, BB7 9SA
<p>The Whalley Parish Council objects to this Planning Application for the following reasons;</p> <ul style="list-style-type: none"> • Although this application is in the Parish of Whalley, this proposed development alludes to Barrow more than Whalley but it is clearly outside the settlement boundary of Barrow. This is the last green field between Barrow and Whalley. • This sets off a dangerous precedent in joining settlements together. • RVBC has a Core Strategy in place which identifies the housing needs and the proposed sites to satisfy those needs. This application is not part of that Strategy. • Quoting from the Decision Notice of planning application 3/2019/0510, and referencing Barrow and Whalley in particular, ‘131 bungalows have either been granted approval or awaiting completion of a Section 106 Agreement since Jan 2017 of which 113 are restricted to people over the age of 55’. There is ‘sufficient housing to meet the need within this part of the Borough’. • None of the Bungalows appear as Affordable Housing, contrary 	3/2019/0545	<p>Hybrid planning application for mixed use development comprising</p> <p>a) in full, the erection of 48 bungalows for persons aged 55 years and over (Class C3) and a 64 bedroom care home (Class C2) with vehicular and pedestrian access from Clitheroe Road and associated car parking, landscaping and external works</p> <p>b) in full, a drive-thru restaurant (Class A3) and associated customer car parking, landscaping and external works with vehicular access from the A59</p> <p>c) in outline with all matters reserved except access, employment units (Class B1 and/or Class B2 and/or Class B8 under Class V of Part 3 of Schedule 2</p>	A Birkett	BB7 9AD land opposite Eagle at Barrow-behind the new bungalows

<p>to the usual 30% of a Borough development.</p> <ul style="list-style-type: none"> • There is no mixture of housing which is contrary to RVBC policy • There is no access to the A59 for cars, this development will consequently increase the traffic flow on Clitheroe Road and on through to Whalley. Expansive development at Barrow, yet to be completed, will also access Clitheroe Road, further exacerbating the situation. • Pedestrian access to the facilities in Whalley, for the over 55s, will be difficult. • A petrol station/convenience store/drive through restaurant already exists at the next roundabout on the A59. Competition can be beneficial for the consumer but can all these facilities survive in such close proximity? • Good Care Home provision in the Ribble Valley is in short supply, particularly with en suite facilities, but the objections outlined above far outweigh those benefits. 		<p>of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)) and a petrol filling station (sui generis) and convenience store (Class A1) with associated customer car parking, landscaping and external works and vehicular access from the A59</p>		
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Signed.....

Dated.....