

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 19th September 2024 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.	Attendance & Apologies	
	To record attendance and to receive apologies for absence.	
2.	Declaration of Interests	
	To receive declarations of disclosable pecuniary, other registrable and non-registrable interests in items for discussion on the agenda.	
3.	To Approve the Minutes of the Previous Meeting	
	To approve and confirm the accuracy of the Minutes of the meeting held on Thursday 15 th August 2024.	
4.	To review and consider the Planning applications received since August 2024 meeting.	
	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
3/2024/0424 Received : 24/05/2024	Mitton Road Business Park Mitton Road Whalley BB7 9YE Advertisements Advertisement consent for free-standing business directory sign 3.5m high by 2.7m wide showing list of unit numbers and the name of each business and large M sign on base at the entrance.		https://webportal.ribblevalley.gov.uk/planningApplication/36479 Information Only Emailed for WPC Consultation and Noted at last meeting under correspondence.

3/2024/0593 Received : 12/07/2024	19 Abbey Road Whalley BB7 9RP Applications for full consent Proposed demolition of existing lean-to single-storey extension to rear and replacement with larger single-storey extension with a lantern roof. Conversion of double garage to single-storey annex with pitched roof.		https://webportal.ribblevalley.gov.uk/planningApplication/36646 Emailed for WPC Consultation
3/2024/0540 Received : 28/06/2024 Registered : 16/08/2024	Macfarlane Dental Practice 33a King Street Whalley BB7 9SP and maisonette 33b King Street Whalley BB7 9SP and ground floor commercial unit 33 King Street Whalley BB7 9SP Applications for full consent Planning permission for change of use of residential unit (33B King Street) to commercial involving i) change of second floor to part of 33A King Street (Dentist) and ii) change of first floor to become part of existing commercial unit on the ground floor.	Stephen Kilmartin	https://webportal.ribblevalley.gov.uk/planningApplication/36593 Emailed for WPC Consultation
3/2024/0675 Received : 12/08/2024 Registered : 13/08/2024	Whalley Moor Community Woodland to the North of Fell View Calderstones Park Whalley BB7 9UL Application for tree works Felling of various ash trees due to ash dieback.	David Hewitt	https://webportal.ribblevalley.gov.uk/planningApplication/36728 Information Only
3/2024/0667 Received : 06/08/2024 Registered : 16/08/2024	Ground floor Unit 5b Abbey Works King Street Whalley BB7 9SP Applications for full consent Regularisation of unauthorised change of use to bar and music venue.	Kathryn Hughes	https://webportal.ribblevalley.gov.uk/planningApplication/36720 Emailed for WPC Consultation
3/2024/0695 Received : 16/08/2024 Registered : 27/08/2024 Committee : 09/09/2024	69 King Street Whalley BB7 9SW Application for tree works in a conservation area Fell pine tree and ash tree.	David Hewitt	https://webportal.ribblevalley.gov.uk/planningApplication/36748 Withdrawn decision
3/2024/0581 Received : 08/07/2024 Registered : 04/09/2024	68 Mitton Road Whalley BB7 9RY Applications for full consent Proposed change of use from dwelling to holiday let.	Stephen Kilmartin	https://webportal.ribblevalley.gov.uk/planningApplication/36634 Emailed for WPC Consultation

3/2024/0678 Received : 08/08/2024 Registered : 10/09/2024	10 Manor Road Whalley BB7 9TE Applications for full consent Proposed construction of single-storey outbuilding to rear.	Emily Pickup	https://webportal.ribblevalley.gov.uk/planningApplication/36731 Emailed for WPC Consultation

5. Reports/Updates/Other	
<p>Items arisen re planning / correspondence received since the last meeting.</p> <ul style="list-style-type: none"> • Biological Heritage Site - Lamb Roe 	
6. Next Meeting Dates	
To approve the date of the next meeting on Thursday 17 th October 2024 at 7pm at Whalley Old Grammar School.	



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 15th August 2024 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.	Attendance & Apologies			
	Present: Cllr Allen, Cllr Brown, Cllr Highton, Cllr Mirfin, Cllr Threlfall (Chairman), Cllr Vickers. Apologies: Cllr Ball, Cllr Carlton, Cllr Smith. In Attendance: Liz Haworth (Parish Clerk), 2 members of the public.			
2.	Declaration of Interests			
	There were no declarations of disclosable pecuniary, other registrable and non-registrable interests in items for discussion on the agenda.			
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 18 th July 2024.			
4.	To review and consider the Planning applications received since July 2024 meeting.			
	Planning Applications received for consideration attached. 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
3/2024/0410 Received : 29/05/2024 Registered : 18/07/2024 Committee : 31/07/2024		Land adj former Genus Site Mitton Road Whalley BB7 9JY Non-Material amendment Non material amendment to application 3/2017/0714 to allow grass areas around trees to be substituted with mulch/bark. Decided - Final Decision APPROVED WITH CONDITIONS Date : 31/07/2024	Stephen Kilmartin	https://webportal.ribbonvalley.gov.uk/planningApplication/36465 Information Only Noted

Planning App	Location/Proposal	Plan Officer	Comments /Link
3/2024/0571 Received : 03/07/2024 Registered : 19/07/2024	Land to the east of Clitheroe Road (Lawsonsteads) Whalley S.106 Variation Proposed modification of S106 Agreement dated 15 October 2013 relating to planning permission 3/2013/0137 to remove the need to reserve land for a school site.	Stephen Kilmartin	https://webportal.ribblevalley.gov.uk/planningApplication/36624 WPC to object to the proposed modification. The site should remain reserved for an educational facility
3/2024/0563 Received : 01/07/2024 Registered : 24/07/2024	5 Hayhurst Road Whalley BB7 9RL Application for tree works Prune oak tree.	Alex Shutt	https://webportal.ribblevalley.gov.uk/planningApplication/36616 Information Only Noted
3/2024/0605 Received : 17/07/2024 Registered : 31/07/2024	22 The Sands Whalley BB7 9TL Application for tree works in a conservation area Prune silver birch.	David Hewitt	https://webportal.ribblevalley.gov.uk/planningApplication/36658 Information Only Noted
3/2024/0539 Received : 26/06/2024 Registered : 31/07/2024	Macfarlane Dental Practice 33a King Street Whalley BB7 9SP and second floor above maisonette 33b King Street Whalley BB7 9SP Alter or Extend a Listed Building Listed Building Consent for breaking through a previously blocked doorway to give access between 33a and 33b King Street on the second floor level; construction of a fire partition and installation of a fire door to provide an emergency exit from floors 2 and 3 to the existing fire escape at the rear of the building. Reconfiguration of the layout of 33b King Street (second floor) including making an extra doorway to provide access to the fire escape route.	Stephen Kilmartin	https://webportal.ribblevalley.gov.uk/planningApplication/36592 Noted
3/2024/0607 Received : 18/07/2024 Registered : 30/07/2024	Former Genus Site (Units 1-21 Mitton Road Business Park) Mitton Road Whalley BB7 9JY Discharge of Conditions Approval of details reserved by conditions 8 (Foul water drainage scheme) and 9 (Surface water drainage scheme) of planning permission 3/2015/0235.	Lyndsey Hayes	https://webportal.ribblevalley.gov.uk/planningApplication/36660 WPC discussed other investigations which are underway from Broad Lane to Mitton Road due to blockages and flooding. Care must be taken by RVBC that discharge of conditions procedures must be implemented properly. Noted.

3/2024/0617 Received : 19/07/2024 Registered : 31/07/2024	Verge at entrance to Forge Corner Station Road Whalley BB7 9RH Application for tree works in a conservation area	David Hewitt	https://webportal.ribblevalley.gov.uk/planningApplication/36670 Information Only Noted.
---	---	-----------------	---

5.	Reports/Updates/Other	
	<p>Items arisen re planning / correspondence received since the last meeting.</p> <p>Consultation of Planning Application 3/2024/0424 at Mitton Road Business Park Mitton Road Whalley BB7 9YE – Application Noted.</p>	
6.	Next Meeting Dates	
	It was resolved to approve the date of the next meeting on Thursday 19 th September 2024 at 7pm at Whalley Old Grammar School.	

Meeting Closed at 7.34pm

Signed by Chairman:
Councillor John Threlfall

Date:



WHALLEY PARISH COUNCIL

"Together we aspire, together we achieve"

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

M:07966 388843
E:clerk@whalleyparishcouncil.org.uk

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

16th August 2024

Dear Stephen Kilmartin

Planning Application No: 3/2024/0571

Proposal: Proposed modification of S106 Agreement dated 15 October 2013 relating to planning permission 3/2013/0137 to remove the need to reserve land for a school site.

Location: Land to the east of Clitheroe Road (Lawsonsteads) Whalley

Whalley Parish Council formally object to the proposed modification of the S106 agreement dated 15 October 2013, concerning planning permission 3/2013/0137, which seeks to remove the requirement to reserve land for a school site.

Firstly, we wish to express our dissatisfaction regarding the manner in which the original S106 agreement was drawn up and handled. The provision of land for a school was a critical component of the planning permission, reflecting the community's needs and future growth projections. The Parish Council is deeply concerned that this provision is now being reconsidered without adequate justification.

It is important to address why the site has not yet been delivered and enforced as an educational facility. The community was assured that this land would be set aside specifically to accommodate a new school, essential for addressing the current shortage of school places in the area. The delay in delivering this site raises significant concerns about the commitment to fulfilling the educational needs of our growing population.

The Parish Council strongly believes that the land should remain available for the development of a school and believes there is a clear need for additional school places in our community, and removing this reserved land from the agreement would only exacerbate the existing insufficiencies in our educational infrastructure.

The original S106 agreement recognised this need, and it is crucial that this land continues to be preserved for its intended purpose.

We urge the Planning Department to reconsider the proposed modification and to retain the requirement for reserving land for a school site. Ensuring that this land remains available for educational use is vital for the future of our community and the well-being of our children.

We would appreciate a response detailing the reasons behind the proposed modification and the steps being taken to address the shortfall in school places that this change would cause. We also request that our objections be taken into full consideration during the review process.

Thank you for your attention to this matter. We look forward to your response.

Yours sincerely,

EK Haworth

Liz Haworth
Clerk and Responsible Finance Officer
Whalley Parish Council