

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 18th September 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.

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1.	Attendance & Apologies	
	To record attendance and to receive apologies for absence.	
2.	Declaration of Interests	
	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.	
3.	To Approve the Minutes of the Previous Meeting	
	To approve and confirm the accuracy of the Minutes of the meeting held on Thursday 21st August 2025.	
4.	To review and consider the Planning applications received since August 2025 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
3/2025/0623 Received : 08/08/2025 Registered : 15/08/2025	Gleneagles Clitheroe Road Whalley BB7 9AQ - Prior notification of proposed larger home extensions Prior notification for demolition of existing conservatory and construction of proposed single-storey rear extension 6m long, 4.2m wide, 2.6m high to eaves and 3.5m high to ridge under Part 1 Class A of the GDPO.	Lucy Walker	https://webportal.ribbonvalley.gov.uk/planningApplication/37712

Planning App	Location/Proposal	Plan Officer	Comments /Link
3/2025/0609 Received : 04/08/2025 Registered : 22/08/2025	9 Brookes Lane Whalley BB7 9RG Applications for full consent Proposed erection of new 1.6m high garden fence along with 6m long x 1.6m high electric sliding gate, both at the rear.	Lucy Walker	https://webportal.ribblevalley.gov.uk/planningApplication/37698 Emailed for WPC Consultation
3/2025/0661 Received : 19/08/2025 Registered : 27/08/2025	14 Nethertown Close Whalley BB7 9SF Certificate of Lawfulness – Proposed Certificate of Lawfulness for proposed erection of new timber fence	Emily Pickup	https://webportal.ribblevalley.gov.uk/planningApplication/37750
3/2025/0659 Received : 19/08/2025 Registered : 26/08/2025	9 Kingsmill Avenue Whalley BB7 9PG Applications for full consent Proposed removal of the existing conservatory and erection of a single storey rear extension.	Lucy Walker	https://webportal.ribblevalley.gov.uk/planningApplication/37748 Emailed for WPC Consultation
3/2025/0709 Received : 04/09/2025 Registered : 08/09/2025	3 Clitheroe Road Whalley Lancashire BB7 9AA Application for tree works in a conservation area T1 (Spruce), T2 (Lawsons Cyprus) to be felled.	Alex Shutt	https://webportal.ribblevalley.gov.uk/planningApplication/37797
3/2025/0688 Received : 27/08/2025	Former Genus Site (Units 1-21 Mitton Road Business Park) Mitton Road Whalley BB7 9JY Proposed reinstatement of previously approved phase 1 entrance, including a timber fence between phase 1 and phases 2/3	Stephen Kilmartin	https://webportal.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2025%2F0688 Emailed for WPC Consultation

5. Reports/Updates/Other	
<p>Items arisen re planning, correspondence received since the last meeting that may result in future agenda item.</p> <ul style="list-style-type: none"> Planning Application 2/2025/0588 Land East of Clitheroe Road, Whalley Further to the planning meeting of last month, when a public meeting was requested to be held by members of the public to discuss the above application due to strength of feeling of objection to the proposal, after further consideration it was not considered the appropriate time to do this. Individuals are strongly encouraged to submit their objections directly to RVBC and WPC will submit their own response. The Parish Council believes this approach will be more constructive and effective, given that WPC acts only as a consultee and holds no decision-making authority in the planning process. Members of the public are, of course, free to organise their own meeting, but the Parish Council questions how beneficial this would be at the present time. WPC responded and requested that this be shared with the members of the public that attended August's planning meeting. 	

	<ul style="list-style-type: none"> WPC Objection letter Planning Application 2/2025/0588 Land East of Clitheroe Road, Whalley 	
6.	Next Meeting Date	
	To approve the date of the next meeting of Thursday 18 th September 2025 at 7pm at Whalley Old Grammar School in the Calder Room.	

AGENDA ITEM 3 (3 PAGES)



**WHALLEY
PARISH COUNCIL**

"Together we aspire, together we achieve"

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Thursday 21st August 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.	Attendance & Apologies	
	Present: Cllr Allen, Cllr Ball, Cllr Duckworth, Cllr Mirfin, Cllr Smith, Cllr Threlfall (Chairman), Cllr Vickers. Apologies: Cllr Highton, Borough Cllr Hindle. In Attendance: Liz Haworth (Clerk), 19 members of public.	228/25
2.	Declaration of Interests	
	Cllr Mirfin declared that they are also a Lancashire County Councillor and Cabinet Member for Resources, HR and Property. No other councillors declared any personal or prejudicial interests in relation to the business of the meeting.	229/25
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 17 th July 2025.	230/25
4.	To review and consider the Planning applications received since July 2025 meeting.	
	Planning Applications received for consideration attached. Public Participation at the discretion of the Chairman (5 mins per person) 19 members of the public attended the meeting to express their objections to the planning application 3/2025/0588 Land east of Clitheroe Road Whalley - Applications for full consent Proposed erection of 77 no. affordable dwellings with associated access, gardens, parking and landscaping areas. Residents requested a public meeting to express their concerns about this development, and the Parish Council agreed to facilitate this in collaboration with the Ward Councillors from Ribble Valley Borough Council, the Planning Authority. Further details will follow. Residents were advised to submit any objections individually to the Borough Council, ensuring that comments are based on material planning considerations rather than non-material factors.	231/25

Planning App	Location/Proposal	Plan Officer	Comments /Link
3/2025/0561 Received : 16/07/2025 Registered : 28/07/2025	Land adj former Genus Site Mitton Road Whalley BB7 9JY Discharge of Conditions Approval of details reserved by condition 29 (Surface Water Drainage scheme) and condition 30 (Maintenance of Surface Water Drains) on planning permission 3/2017/0714		https://webportal.ribblevalley.gov.uk/planningApplication/37651 For Information Only.
3/2025/0588 Received : 29/07/2025 Registered : 05/08/2025	Land east of Clitheroe Road Whalley Applications for full consent Proposed erection of 77 no. affordable dwellings with associated access, gardens, parking and landscaping areas.	Stephen Kilmartin	https://webportal.ribblevalley.gov.uk/planningApplication/37677 Emailed for WPC Consultation WPC will be submitting an objection to this application and will take account of public opinion to ensure the views of parish residents are properly represented. The Parish Council will request an extension to respond to the consultation until 30/9/2025.
3/2025/0384 Received : 12/05/2025 Registered : 07/08/2025	16 Brookes Lane Whalley BB7 9RG Applications for full consent Proposed demolition of front bays and side office, to be replaced with new front bays within the same footprint and sun room to side. Alterations to fenestration to all elevations, internal associated alterations.	Lucy Walker	https://webportal.ribblevalley.gov.uk/planningApplication/37475 Emailed for WPC Consultation Noted.
3/2025/0098 Received : 03/02/2025 Registered : 06/08/2025	Unit 13 Mitton Road Business Park Mitton Road Whalley BB7 9YE Applications for full consent Change of use from light industrial (B1) to sui generis. Proposed opening hours 9.00 am to 7.00 pm (Monday to Friday) and 9.00 am to 4.00 pm on Saturdays.	Stephen Kilmartin	https://webportal.ribblevalley.gov.uk/planningApplication/37193 Emailed for WPC Consultation WPC objects as application for change of use is contrary to the site original planning application.
3/2025/0630 Received : 08/08/2025	1 Pasture Grove Whalley BB7 9SJ Certificate of Lawfulness – Proposed Proposed loft conversion and rear dormer	Lucy Walker	https://webportal.ribblevalley.gov.uk/planningApplication/37719 Noted.
3/2025/0628 Received : 11/08/2025 Registered : 12/08/2025	Land off Pendle Drive Calderstones Park Whalley Lancashire Discharge of Conditions Approval of details reserved by condition 7 (Verification Reports) on planning permission 3/2014/0717.	Stephen Kilmartin	https://webportal.ribblevalley.gov.uk/planningApplication/37717 For Information Only.

5.	Reports/Updates/Other	
	<p>Items arisen re planning, correspondence received since the last meeting that may result in future agenda item.</p> <p>Awaiting details at time of writing the Agenda – For Information Only</p> <ul style="list-style-type: none"> 3/2025/0553 4 Abbeycroft The Sands Whalley BB7 9TN Applications for full consent - Planning Permission for proposed two-storey side extension. 3/2025/0577 4 Abbeycroft The Sands Whalley BB7 9TN Listed Building Consent for proposed two-storey side extension. <p>Correspondence about the above upcoming applications for 4 Abbeycroft was received by WPC from applicant and shared with Council.</p> <ul style="list-style-type: none"> 3/2025/0574 Macfarlane Dental Practice 33 King Street Whalley BB7 9SP 3/2025/0623 Gleneagles Clitheroe Road Whalley BB7 9AQ Verbal update on Delicio Delicatessen re Licensing and communication with applicant. The applicant agreed to the additional conditions requested by the Parish Council to be included in the licence of; <ol style="list-style-type: none"> No consumption of alcohol is permitted in outside areas beyond 18:30. Clear signage is displayed asking patrons to leave the premises quietly and respect neighbours. Waste and bottle disposal is managed so as not to cause disturbance. D3/2025/0452 - Whalley Post Office 97a King Street – LCC Response. RVBC – Shop Front Guidelines Information. RV shared some suitable frontages suggestions, although no formal guidelines are available. There was some member of the public objections to the bright yellow colour of Delicio Delicatessen, feeling that it was not in keeping with the conservation area. 	<p>232/25</p> <p>233/25</p> <p>234/25</p>
6.	Next Meeting Dates	
	It was resolved to approve the date of the next meeting of Thursday 18 th September 2025 at 7pm at Whalley Old Grammar School in the Calder Room.	235/25

Meeting was suspended at 7.35pm to commence the scheduled Parish Council meeting.
Meeting re-commenced at 8.50pm and closed at 9.15pm.

Signed by Chairman:

Cllr John Threlfall

Date:

AGENDA ITEM 5 (2 PAGES)



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

28 August 2025

Dear Stephen Kilmartin,

Re: Objection to Planning Application No. 3/2025/0588

Grid Reference: 373616 437093

Proposal: Erection of 77 affordable dwellings with associated access, gardens, parking and landscaping

Location: Land east of Clitheroe Road, Whalley

On behalf of Whalley Parish Council and its residents, we wish to lodge a formal objection to the above application. While we recognise the need for affordable housing within the borough, this proposal raises serious concerns and is considered wholly inappropriate for the following reasons:

1. Outside the Defined Settlement Boundary

The application site lies outside the designated settlement area for Whalley. Development on this scale in open countryside directly conflicts with the adopted Local Plan and Core Strategy policies which seek to direct housing growth to allocated and sustainable locations.

2. Lack of Allocation in the Development Plan

The site is not allocated for residential development in the Local Plan. Approving such an application would undermine the local plan-led system and set an undesirable precedent for speculative development elsewhere.

3. Overdevelopment and Scale

The proposed 77 dwellings represent overdevelopment of this site and are not in keeping with the character, scale, or density of this immediate area. This would have a significant adverse impact on the rural setting and entrance to the village.

4. Local Housing Needs

While described as 'affordable housing', there is insufficient evidence that the scale, type, and tenure of the proposed dwellings reflect the specific, identified housing needs of Whalley and the surrounding parish, especially as other 'affordable housing' is yet to be built and made available from other developments in progress.

5. Highway Safety and Access Concerns

The site is located on a busy section of Clitheroe Road where traffic volumes are already high. Additional vehicle movements generated by 77 dwellings would exacerbate existing highway safety concerns, particularly at peak times. Furthermore, pedestrian access into the village is severely limited due to the lack of footpaths in this area, creating significant risks

for residents—especially elderly people, and those with mobility issues—who may be reliant on walking into the village for services and amenities.

6. Drainage and Sewerage Capacity

The proposed development raises significant concerns in relation to both surface water drainage and foul sewerage capacity. The area already has a known history of flooding and infrastructure constraints, and no satisfactory mitigation has been demonstrated within the application as highlighted by LCC Lead Local Flood Authority.

The proposal conflicts with the National Planning Policy Framework, which requires development to avoid areas of flood risk, demonstrate that flood risk is not increased elsewhere, and incorporate sustainable drainage systems where appropriate. The application, as submitted, fails to demonstrate compliance with these requirements.

Furthermore, the proposal is contrary to the Ribble Valley Core Strategy policies on sustainable development and infrastructure provision, which require that new development is supported by adequate infrastructure and does not create or worsen problems of flooding, water management, or sewerage.

The Parish Council requests the planning authority to evidence robust drainage and sewerage capability before any approval is considered. Previous developments in the village, local to this area appear to have failed to comply with adequate drainage —such as the proper installation and functioning of attenuation tanks—which has exacerbated local flooding issues. It is essential that these shortcomings are not repeated.

7. Impact on Local Infrastructure and Services

The scale of the development would place additional pressure on already stretched local services and facilities, including schools, healthcare provision, and community amenities, without clear evidence that these impacts can be accommodated.

8. Landscape and Visual Impact

The development would result in unacceptable harm to the landscape character of the area, eroding open countryside and the rural setting of the entrance to Whalley.

For the reasons outlined above, Whalley Parish Council strongly objects to Planning Application 3/2025/0588. We urge the Planning Authority to refuse this application as it is contrary to local and national planning policy and would result in significant and demonstrable harm to the character, environment, over-development and sustainability of Whalley and its surroundings.

Yours sincerely,

EK Haworth

Liz Haworth
Clerk and Responsible Finance Officer
Whalley Parish Council