

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 17th August 2023 in the Calder Room, Whalley Old 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.

Draft Minutes Subject to Confirmation

1.	Attendance & Apologies	
	Present: Cllr Ball, Cllr Brown, Cllr Carlton, Cllr Highton, Cllr Mirfin, Cllr Threlfall (Chairman), Cllr Vickers. Apologies: Cllr Allen, Cllr Smith. In Attendance: Liz Haworth (Clerk), One member of the public.	
2.	Declaration of Interests	
	Cllr Brown declared a non-registrable interest in the planning application of 95 King Street.	
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 20 th July 2023 and thereafter were signed by the Chair.	
4.	To consider the Planning applications received since June 2023 meeting.	
	Planning Applications received for consideration attached. Public Participation at the discretion of the Chairman (5 mins per person)	Applications for WPC Consultation Emailed to Cllrs

Planning App	Location/Proposal	Plan Officer	Comments /Link
3/2023/0534 Received : 03/07/2023 Registered : 12/07/2023	7 Clitheroe Road Whalley BB7 9AA Application for tree works in a conservation Fell conifer in front garden.	David Hewitt	https://webportal.ribblevalley.gov.uk/planningApplication/35552 For Information Only

3/2023/0558 Received : 10/07/2023 Registered : 25/07/2023	17 Nethertown Gardens Whalley BB7 9GU Application for tree works Crown thin by 20%, clean out and deadwood four beech trees.	David Hewitt	https://webportal.ribblevalley.gov.uk/planningApplication/35576 For Information Only
3/2023/0538 Received : 04/07/2023 Registered : 27/07/2023	1 to 7 George Street Whalley BB7 9TH Discharge of Conditions Approval of details reserved by conditions 3 (materials), 4 (specifications and cross sections), 5 (cycle stores), 6 (glazing), 7 (building recording and analysis), 12 (boundary wall) and 13 (balcony details) of planning permission 3/2021/1004.	Kathryn Hughes	https://webportal.ribblevalley.gov.uk/planningApplication/35556 For Information Only
3/2023/0541 Received : 05/07/2023 Registered : 31/07/2023	Unit 26 Mitton Road Business Park Whalley BB7 9YE Applications for full consent Application for change of use of class B2/B8 unit (general industry/storage) to class E (retail). Proposed opening hours Monday - Friday 8.00am - 6.00pm, Saturdays 9.00am to 4.30pm, Sundays and Bank Holidays 10.00am to 4.00pm.	Will Hopcroft	https://webportal.ribblevalley.gov.uk/planningApplication/35559 Emailed for WPC Consultation Noted – although consideration should be given to parking plan requirements especially of a unit changing from industrial use to retail, and as per LCC LHA letter 17/8/23 re parking plan. (before the LHA can accept any shortfall in parking at the Unit, with the LHA usually requiring 7 car parking spaces given the internal floor area and the proposed use, the LHA require a parking plan to be submitted.)
3/2023/0616 Received : 31/07/2023	5 Hayhurst Road Whalley BB7 9RL Application for tree works Tree works application to deadwood and crown raise to 6m to give clearance of buildings and maintain balance of canopy.	David Hewitt	https://webportal.ribblevalley.gov.uk/planningApplication/35634 For Information Only
3/2023/0358 Received : 02/05/2023 Registered : 01/08/2023	Abbots Court 41 Station Road Whalley BB7 9RH Applications for full consent Partial demolition of lower ground and ground floor to rear to allow for the erection of a 3 storey extension to rear and change of use from restaurant (E) to holiday let/bed and breakfast (C1).	Kathryn Hughes	https://webportal.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2023%2F0358 Emailed for WPC Consultation WPC to object on grounds of over intensive development. Unsuitable for purpose, concerns over emergency vehicle access to rear of property, overlooking neighbouring properties (obscure glass requirement must remain)
3/2023/0546 Received : 06/07/2023	65 Mitton Road Whalley BB7 9RY Applications for full consent Demolition of existing single-storey side and rear extensions, and construction of	Lucy Walker	https://webportal.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2023%2F0546

Registered : 02/08/2023	two-storey extension to the side and single-storey extension to the rear.		Emailed for WPC Consultation Wrote to RVBC concerns over shortage of parking for size of property.
3/2023/0592 Received : 20/07/2023 Registered : 27/07/2023	Tree Tops Wiswell Lane Whalley BB7 9AF Discharge of Conditions Approval of details reserved by condition 3 (external materials) and 9 (surface water drainage scheme) of planning permission 3/2021/0998.	Emily Pickup	https://webportal.ribblevalley.gov.uk/planningApplication/35610 For Information Only

5. Ribble Valley 106 Figures	
To consider the report circulated 'From approvals to Dec 2016 (Not including any agreements that have expired)' Cllrs discussed the concerns of 106 unclaimed figures and Cllr Mirfin reported that he has requested detailed information on the figures relating to Whalley to see if we can access monies from the Lamb Roe developments.	
6. Reports/Updates/Other	
Items arisen re planning / correspondence received since the last meeting. Two further application were sent to WPC for consultation, 3/2023/0610 13 Clitheroe Road and 3/2023/0235 95 King Street. Both noted and will be detailed on the next agenda.	
7. Next Meeting Dates	
It was resolved to approve the date of the next meeting on Thursday 21 st September 2023 at 7pm at Whalley Old Grammar School.	

Draft Minutes Subject to Confirmation

Meeting Closed at 7.25pm

Signed by Chairman..... Cllr John Threlfall Date.....