

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 16 July 2026 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.	Chairman's Welcome	Page No
	The Chairman will welcome those present, request that mobile phones be silenced, remind members of the public to speak only during the public participation section, and confirm that the meeting will be conducted in an orderly manner.	
2.	Attendance & Apologies	
	To record attendance and to receive apologies for absence.	
3.	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.	
4.	To Approve the Minutes of the Previous Meeting	
	To approve and confirm the accuracy of the Minutes of the meeting held on Thursday 18 June 2026.	3-6
5.	To review and consider the Planning applications received since June 2026 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
3/2026/0444 Received : 11/06/2026 Registered : 17/06/2026	4a Wiswell Lane Whalley BB7 9AF Variation of Condition Variation of condition 2 (plans) to increase the length of the extension on planning permission 3/2025/0945 for a proposed single-storey side and rear extension.	Lucy Walker	https://webportal.ribblevalley.gov.uk/planningApplication/38528 Emailed to WPC for consultation

Planning App	Location/Proposal	Plan Officer	Comments /Link
3/2026/0447 Received : 11/06/2026 Registered : 26/06/2026	9 Beech Drive Whalley BB7 9RA Certificate of Lawfulness – Proposed Lawful Development Certificate for a proposed single storey extension to the rear of the property.	Anna Robinson	https://webportal.ribblevalley.gov.uk/planningApplication/38531
3/2026/0450 Received : 12/06/2026 Registered : 24/06/2026	16 Hayhurst Road Whalley BB7 9RL Applications for full consent Proposed single-storey side extension, alterations to the south and west elevations including the removal of timber boarding and new k-rend finish.	Anna Robinson	https://webportal.ribblevalley.gov.uk/planningApplication/38534
3/2026/0387 Received : 15/05/2026 Registered : 16/06/2026	66 Hawthorn Road Barrow BB7 9EE Applications for full consent Proposed conversion of garage to office room.	Emily Pickup	https://webportal.ribblevalley.gov.uk/planningApplication/38471 Emailed for WPC consultation

7. Reports/Updates/Other	
Items arisen re planning, correspondence received since the last meeting that may result in future agenda item.	
<ul style="list-style-type: none"> NEW 3/2026/0507 98 Clitheroe Road Whalley BB7 9AQ Proposed partial garage conversion. 	
8. Next Meeting Date	
The next meeting date is Thursday 20 August 2026 to be held at Whalley Old Grammar School at 7pm in The Calder Room.	

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 18 June 2026 in the Calder Room, Whalley Old Grammar School at 7.15pm

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.	Chairman's Welcome	
	The Chairman formally opened the meeting and welcomed all present.	297/26
2.	Attendance & Apologies	
	Present: Cllr Allen, Cllr Ball, Cllr Duckworth, Cllr Mirfin, Cllr Threlfall (Chairman). Apologies: Cllr Highton, Cllr Shaw, Cllr Smith, Cllr Vickers. In Attendance: Liz Haworth (Clerk), 6 members of the public.	298/26
3.	Declaration of Interests	
	There were no declarations of disclosable pecuniary, other registrable or non-registrable interest in respect of matters contained in the agenda.	299/26
4.	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 21 May 2026.	300/26
5.	To review and consider the Planning applications received since May 2026 meeting.	
	Planning Applications received for consideration attached.	301/26
	The applicant and representatives for planning application 3/2025/0999 addressed the Committee regarding their proposals for the development of the property. They outlined their vision for how the business would operate in practice, including support for student growth, the creation of employment opportunities, parking arrangements, business operating hours, and the provision of accommodation for staff without access to private vehicles. They also discussed the business's intended engagement with local businesses, and explained how the proposal had taken into account the character of the village and the significance of this prominent heritage building as a focal point within the community.	302/26

Planning App	Location/Proposal	Plan Officer	Comments /Link
3/2026/0422 Received : 02/06/2026 Registered : 08/06/2026	The Whalley Wine Bar 65 King Street Whalley BB7 9SW Application for tree works in a conservation area Crown thin and reduction to T1 (Birch) to remove branches in the vicinity of telephone lines.	David Hewitt	https://webportal.ribblevalley.gov.uk/planningApplication/38506 For Information Only
3/2025/0999 Received : 22/12/2025 Registered : 08/06/2026	69 King Street Whalley BB7 9SW Applications for full consent Proposed part change of use from retail shop to bakery with staff accommodation at first floor (sui generis). Demolition of existing single-storey rear extension and construction of new extension to rear. Installation of retractable frontage canopy, ramp/steps and handrail. Installation of replacement windows, service yard security gates and ancillary external seating.	Lucy Walker	https://webportal.ribblevalley.gov.uk/planningApplication/38083 Emailed to WPC for consultation Noted
3/2026/0395 Received : 19/05/2026 Registered : 04/06/2026	Land South of Accrington Road Whalley Advertisements Advertisement Consent for the erection of two marketing sale boards on either side of the site access measuring 2.55m high and 1.35m wide and 0.12m deep.	Emily Pickup	https://webportal.ribblevalley.gov.uk/planningApplication/38479 Emailed for WPC Consultation Noted
3/2026/0389 Received : 18/05/2026 Registered : 21/05/2026	Whalley Corn Mill Brook House Farm Mitton Road Whalley BB7 9PF Applications for full consent Proposed extension of an existing storage building.	Lucy Walker	https://webportal.ribblevalley.gov.uk/planningApplication/38473 Emailed for WPC Consultation Noted
3/2026/0152 Received : 26/02/2026 Registered : 18/05/2026	16 Brookes Lane Whalley BB7 9RG Applications for full consent Proposed new garage and alterations to portico.	Lucy Walker	https://webportal.ribblevalley.gov.uk/planningApplication/38241 Emailed for WPC Consultation Noted
3/2026/0336 Received : 30/04/2026 Registered : 15/05/2026	22 Clitheroe Road Whalley BB7 9AB Applications for full consent Proposed two-storey side extension and entrance canopy (resubmission of 3/2025/0753)	Emily Pickup	https://webportal.ribblevalley.gov.uk/planningApplication/38421 Emailed for WPC Consultation Disproportionately large in relation to both the original property and the neighbouring houses.

Planning App	Location/Proposal	Plan Officer	Comments /Link
3/2026/0243 Received : 27/03/2026 Registered : 18/05/2026	19 Queen Street Whalley BB7 9TA Applications for full consent Proposed replacement of the front and rear doors, installation of new ventilation grilles, and the addition of roof-mounted solar panels to both front and rear roof slopes.	Emily Pickup	https://webportal.ribblevalley.gov.uk/planningApplication/38329 Emailed for WPC Consultation Noted

7. Reports/Updates/Other	
Items arisen re planning, correspondence received since the last meeting that may result in future agenda item.	
<ul style="list-style-type: none"> Ground floor Unit 6 Abbey Works King Street Whalley BB7 9SP WPC position remains unchanged. Whalley Neighbourhood Plan Enquiry A member of the public raised a question regarding the 2015 Neighbourhood Plan. A discussion took place concerning concerns about the lack of control over development sites in and around the village. 	303/26 304/26
8. Next Meeting Date	
The next meeting date is Thursday 16 July 2026 to be held at Whalley Old Grammar School at 7pm in The Calder Room.	305/26

Meeting Closed 7.45pm

Draft Minutes Subject to Confirmation



Emily Pickup
Planning Department
Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA

22 June 2026

Dear Emily Pickup,

Planning Application No: 3/2026/0336

Grid Ref: 373449 436549

Proposal: Proposed two-storey side extension and entrance canopy (resubmission of 3/2025/0753)

Location: 22 Clitheroe Road Whalley BB7 9AB

Whalley Parish Council's concerns regarding the scale and massing of the proposed development remains. It is the Council's view that the size of the two-storey side extension and entrance canopy represents overdevelopment of the plot, resulting in a structure that appears disproportionately large in relation to both the original property and the neighbouring houses.

The proposed extension would significantly increase the footprint of the existing house and reduce the visual spacing between properties, affecting the street scene of Clitheroe Road and may set an undesirable precedent for future oversized extensions in the area.

We respectfully request that the Planning Authority considers whether the proposal, in its current form, is sympathetic to the scale, character, and pattern of development within this part of Whalley and would suggest that a reduced and more proportionate design may be more appropriate for the site.

Yours sincerely,

EK Haworth

Liz Haworth
Clerk and Responsible Finance Officer
Whalley Parish Council