



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

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 21 May 2026.	4-10
5.	To review and consider the Planning applications received since May 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
3/2026/0422 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

Planning App	Location/Proposal	Plan Officer	Comments /Link
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
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
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
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
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
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

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 • Whalley Neighbourhood Plan Enquiry 	

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.	



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Planning Committee Meeting

Members of the Council, you are summoned to a Meeting of the Parish Council to be held on
Thursday 21st May 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	
	Cllr John Threlfall was nominated and elected Chairman of the Planning Committee for the period 2026–27 at the Annual Meeting of the Council. The Chairman formally opened the meeting and welcomed all present.	289/26
2.	Attendance & Apologies	
	Present: Cllr Allen, Cllr Ball, Cllr Duckworth, Cllr Highton, , Cllr Shaw, Cllr Smith, Cllr Threlfall (Chairman), Cllr Vickers. Apologies: Cllr Mirfin. In Attendance: Liz Haworth (Clerk), 4 members of the public.	290/26
3.	Declaration of Interests	
	Cllr Duckworth declared a non-registrable interest in respect of application 3/2026/0258 as the applicant is a family member and left the meeting during consideration of this item.	291/26
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 16 th April 2026.	292/26
5.	To review and consider the Planning applications received since April 2026 meeting.	
	Planning Applications received for consideration attached.	
	Public Participation at the discretion of the Chairman (5 mins per person)	
	Concerns were raised about planning application 3/2025/0873 and the removal of car parking spaces and the lack of car parking spaces allocated to 4 bedroom houses.	293/26
	Separately attention was drawn to the reducing width of the link road at Springwood Drive and enquires are to be raised if this complies with the planning application.	294/26

Planning App	Location/Proposal	Plan Officer	Comments /Link
3/2026/0255 Received : 31/03/2026 Registered : 28/04/2026	20 Treetops Whalley BB7 9WE Certificate of Lawfulness – Proposed Certificate of Lawfulness for proposed single-storey extension to rear.	Anna Robinson	https://webportal.ribblevalley.gov.uk/planningApplication/38340 No information shown
3/2026/0268 Received : 07/04/2026 Registered : 09/04/2026 Committee : 23/04/2026	Unit 22-51 Mitton Road Business Park Mitton Road Whalley BB7 9YE Discharge of Conditions Approval of details reserved by conditions 29 (Surface Water Drainage) and 30 (Surface Water Maintenance) on planning permission 3/2017/0714.	Lyndsey Hayes	https://webportal.ribblevalley.gov.uk/planningApplication/38353 Planning Status Decided - Final Decision Decision APPROVED WITH CONDITIONS Date : 23/04/2026
3/2026/0258 Received : 31/03/2026 Registered : 16/04/2026	Land adjacent to Abbeycroft The Sands Whalley BB7 9TN Applications for full consent Change of use of land to Wellbeing and Community Use (Use Class E(d) and installation of tipi structure from 1st May until 30th September each year with on-site parking and access from Ridding Lane.	Lucy Walker	https://webportal.ribblevalley.gov.uk/planningApplication/38343 WPC has concerns regarding highway safety and access
3/2026/0262 Received : 01/04/2026 Registered : 14/04/2026	Bramley Croft Clitheroe Road Whalley BB7 9AQ Applications for full consent Proposed timber framed car port.	Emily Pickup	https://webportal.ribblevalley.gov.uk/planningApplication/38347 Noted.
3/2026/0303 Received : 21/04/2026 Registered : 01/05/2026	38 Mitton Road Whalley BB7 9RX Applications for full consent Proposed construction of a detached building to provide annex accommodation ancillary to the main dwelling to the rear of the site.	Emily Pickup	https://webportal.ribblevalley.gov.uk/planningApplication/38388 Noted.
3/2026/0312 Received : 24/04/2026 Registered : 29/04/2026	Springwood Drive Whalley BB7 9XL Phase 2 Lawsonsteads Discharge of Conditions Approval of details reserved by condition 14 (drainage) on planning permission 3/2021/0760.	Lucy Walker	https://webportal.ribblevalley.gov.uk/planningApplication/38397 WPC will raise concerns with RVBC to seek reassurance that the drainage infrastructure, including the attenuation tanks, is fit for purpose and capable of accommodating the required capacity to prevent any increased risk of flooding within the area, especially in the centre of the village.

Planning App	Location/Proposal	Plan Officer	Comments /Link
3/2026/0313 Received : 24/04/2026 Registered : 29/04/2026	Springwood Drive Whalley BB7 9XL Phase 2 Lawsonsteads Discharge of Conditions Approval of details reserved by conditions 4 (POS timings); 9 (Buffer landscaping); 13 (car charging points); and 15 (water mains protection) on planning permission 3/2021/0760.	Lucy Walker	https://webportal.ribblevalley.gov.uk/planningApplication/38398 WPC will raise concerns with RVBC to seek reassurance that the drainage infrastructure, including the attenuation tanks, is fit for purpose and capable of accommodating the required capacity to prevent any increased risk of flooding within the area, especially in the centre of the village.
3/2026/0346 Received : 04/05/2026 Registered : 14/05/2026	Ground floor Unit 6 Abbey Works King Street Whalley BB7 9SP Regularisation of change of use of ground floor to indoor sport and recreation (Class E (d)).	Lucy Walker	https://webportal.ribblevalley.gov.uk/planningApplication/38431 WPC objects to the above planning application on the grounds of pedestrian and highway safety concerns.
3/2026/0350 Received : 05/05/2026 Registered : 08/05/2026	Land South of Accrington Road Whalley Discharge of Conditions Approval of details reserved by conditions 6 (site access and off-site works of highway mitigation) and 11 (detailed specifications for the construction of the car park) of planning permission 3/2022/1158.	Lucy Walker	https://webportal.ribblevalley.gov.uk/planningApplication/38435 Noted.
3/2026/0240	South Lodge Mitton Road Whalley BB7 9JN Applications for full consent Proposed extension of the residential curtilage, demolitions to allow the construction of a two-storey side extension and single-storey rear extension including an attached garage with associated alterations.	Emily Pickup	https://webportal.ribblevalley.gov.uk/planningApplication/38326 Noted.
3/2026/0223 Received : 23/03/2026 Registered : 13/05/2026	79 Mitton Road Whalley BB7 9JN Applications for full consent Proposed single storey rear extension.	Emily Pickup	https://webportal.ribblevalley.gov.uk/planningApplication/38309 Noted.

7.	Reports/Updates/Other	
	Items arisen re planning, correspondence received since the last meeting that may result in future agenda item. Applications for consultation after the agenda was issued; 3/2026/0336 22 Clitheroe Road 3/2026/0389 Whalley Corn Mill	295/26

	3/2026/0243 19 Queen Street 3/2026/0152 16 Brookes Lane To be considered at the next meeting.	
8.	Next Meeting Date	
	The next meeting date is Thursday 18 June 2026 to be held at Whalley Old Grammar School at 7pm in The Calder Room.	296/26

Meeting adjourned at 7.35pm for Ordinary Parish Council meeting – reconvened at 9.35pm and closed at 9.45pm.

Draft Minutes Subject to Confirmation

Signed by Chairman:

Date:

CLlr John Threlfall



Lucy Walker
Planning Department
Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA

22 May 2026

Dear Lucy Walker,

Planning Application No: 3/2026/0258

Grid Ref: 372933 436145

Proposal: Change of use of land to Wellbeing and Community Use (Use Class E(d) and installation of tipi structure from 1st May until 30th September each year with on-site parking and access from Ridding Lane.

Location: Land adjacent to Abbeycroft The Sands Whalley BB7 9TN

The Parish Council is unable to support the above application due to significant concerns regarding highway safety and access.

The Sands is a narrow and already heavily used area accommodating vehicles, pedestrians, walkers, and children travelling to and from school. Visibility at the proposed access point is poor, and there is insufficient parking provision to adequately support the proposed business use.

The Parish Council considers that the additional vehicle movements generated by the development are likely to result in congestion and blockages within the area, potentially restricting access for emergency services and large service vehicles. It is also felt that the proposal would have a detrimental impact on the surrounding residential amenity, highway network and the safety of its users.

Yours sincerely,

EK Haworth

Liz Haworth
Clerk and Responsible Finance Officer
On behalf of Whalley Parish Council



Lucy Walker
Planning Department
Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA

22 May 2026

Dear Lucy Walker,

Planning Application Nos: 3/2026/0312 & 3-2026-0313
Springwood Drive Whalley BB7 9XL

The Parish Council would like to raise concerns regarding the discharge of conditions relating to the above applications.

In particular, the Council seeks reassurance that the drainage infrastructure, including the attenuation tanks, is fit for purpose and capable of accommodating the required capacity to prevent any increased risk of flooding within the area, especially in the centre of the village.

Residents have also expressed concerns regarding the fencing surrounding these facilities and the potential dangers this may pose to children.

The Parish Council would therefore ask the Planning Authority to confirm that the development has been carried out fully in accordance with the approved planning application and all associated planning conditions.

Yours sincerely,

EK Haworth

Liz Haworth
Clerk and Responsible Finance Officer
On behalf of Whalley Parish Council



Lucy Walker
Planning Department
Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA

22 May 2026

Dear Lucy Walker,

Planning Application No: 3/2026/0346

Grid Ref: 373267 436087

Proposal: Regularisation of change of use of ground floor to indoor sport and recreation (Class E (d)).

Location: Ground floor Unit 6 Abbey Works King Street Whalley BB7 9SP

The Parish Council objects to the above planning application on the grounds of pedestrian and highway safety concerns.

The proposal is considered unsuitable for increased pedestrian access, as the access road leading to the premises from King Street is restrictive, unmade, and unmarked, with no designated footpaths provided.

The Council is also concerned that existing roadside parking and traffic congestion in the area, particularly at the access point onto King Street, would be exacerbated by the proposal. The resulting increase in both pedestrian activity and vehicle movements would, in the Council's view, create an unacceptable risk to public safety.

Yours sincerely,

EK Haworth

Liz Haworth
Clerk and Responsible Finance Officer
Whalley Parish Council