

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 15 October 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 Nos
	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 17 September 2026.	4-6
5.	To review and consider the Planning applications received since September 2026 meeting.	
	Planning Applications received for consideration below. 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
3/2026/0677 Received : 28/08/2026 Registered : 14/09/2026	10 Chew Mill Way Whalley BB7 9YL Certificate of Lawfulness – Proposed Certificate of Lawfulness for proposed conversion of garage to a kitchen/dining room.	Lottie Hargreaves	https://webportal.ribblevalley.gov.uk/planningApplication/38760

Planning App	Location/Proposal	Plan Officer	Comments /Link
3/2026/0687 Received : 04/09/2026 Registered : 16/09/2026	1 Bramley View Clitheroe Road Whalley BB7 9AL Application in principle Permission in principle application for a bespoke self-build dwelling.	Emily Pickup	https://webportal.ribblevalley.gov.uk/planningApplication/38770 Emailed WPC for Consultation This application was received between Parish Council meetings. An extension to the consultation period was requested but refused, as Permission in Principle applications are subject to a statutory determination timeframe and focus on whether the site is suitable for development in principle. Note: Third-party objections have been submitted, as detailed in the application link above.
3/2026/0651 Received : 19/08/2026 Registered : 24/09/2026	Land adj. to 2 Portfield Bar Whalley BB7 9DL Applications for full consent Proposed construction of a timber clad horticultural and equipment store.	Emily Pickup	https://webportal.ribblevalley.gov.uk/planningApplication/38734 Emailed WPC for Consultation
3/2026/0730 Received : 16/09/2026 Registered : 22/09/2026	4 Abbeycroft The Sands Whalley BB7 9TN Discharge of Conditions Approval of details reserved by conditions 3 (external materials), 4 (window details), and 7 (CMP CMS) on Listed Building Consent 3/2025/0769.	Emily Pickup	https://webportal.ribblevalley.gov.uk/planningApplication/38813
3/2026/0760 Received : 25/09/2026 Registered : 07/10/2026	4 The Sands Whalley BB7 9TL Applications for full consent Proposed alterations at the rear to create a single storey extension.	Emily Pickup	https://webportal.ribblevalley.gov.uk/planningApplication/38842 Emailed WPC for Consultation
3/2026/0757 Received : 25/09/2026 Registered : 08/10/2026	9 Brookes Lane Whalley BB7 9RG Applications for full consent Retrospective planning application for rear electric sliding gate and fence.	Lucy Walker	https://webportal.ribblevalley.gov.uk/planningApplication/38839 Emailed WPC for Consultation
3/2026/0724 Received : 15/09/2026 Registered : 30/09/2026	Land adj former Genus Site Mitton Road Whalley BB7 9JY (Units 22 23 and 45 only) Non-Material amendment Non-material amendment to planning permission 3/2017/0714 involving change of use to building M (Unit 45) from Use Class B2/B8 to Use Class B1 and to building E (Units 22 and 23) from Use Class B1 to Use Class B2/B8.	Maya Cullen	https://webportal.ribblevalley.gov.uk/planningApplication/38807

3/2026/0674 Received : 27/08/2026 Registered : 28/09/2026	Springwood Drive Whalley BB7 9XL Phase 2 Lawsonsteads Applications for full consent Creation of a public highway turning head (linked to 3/2021/0760).	Lucy Walker	https://webportal.ribblevalley.gov.uk/planningApplication/38757 Emailed WPC for Consultation
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7. Reports/Updates/Other	
Items arisen re planning, correspondence received since the last meeting that may result in future agenda item.	
8. Next Meeting Date	
The next meeting date is Thursday 19 November 2026 to be held at Whalley Old Grammar School at 7pm in The Calder Room.	

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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.	325/26
2.	Attendance & Apologies	
	Present: Cllr Ball, Cllr Duckworth, Cllr Mirfin, Cllr Shaw, Cllr Smith, Cllr Threlfall (Chairman) Apologies: Cllr Allen, Cllr Highton, Cllr Vickers. In Attendance: Liz Haworth (Clerk), 7 members of the public.	326/26
3.	Declaration of Interests	
	There were no declarations of any disclosable pecuniary, other registrable or non-registrable interests in respect of matters contained in the agenda.	327/26
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 20 August 2026.	328/26
5.	To review and consider the Planning applications received since August 2026 meeting.	
	Planning Applications received for consideration below.	329/26
	Public Participation at the discretion of the Chairman (5 mins per person)	
	Members of the public raised concerns regarding the amended planning application for land east of Clitheroe Road, Whalley, submitted by Pringle Homes Ltd.	330/26
	Although the proposed number of dwellings has been reduced, it was considered that the development would continue to have a significant impact on the village in many of the same respects.	
	The concerns raised included development outside the settlement boundary; the cumulative impact of development in and around Whalley; the actual need for additional housing, particularly in light of the significant number of completed properties on other housing	

	developments that remain unsold; the urbanisation of Whalley's surrounding countryside; drainage and flood risk; biodiversity and the loss of wildlife habitat; highways and traffic impacts; and the capacity of local infrastructure and services. It was also noted that not all neighbouring properties appeared to have received notification of the amended application.	
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Planning App	Location/Proposal	Plan Officer	Comments /Link
3/2026/0635 Received : 20/08/2026 Registered : 04/09/2026	Land east of Clitheroe Road Whalley Applications for full consent Proposed erection of 39 no. dwellings with associated access, gardens, parking and landscaping areas.	Kathryn Hughes	https://webportal.ribblevalley.gov.uk/planningApplication/38718 Emailed for WPC consultation. Members resolved to object to the application on many of the same issues as Planning App 3/2025/0588 and will write to RVBC Planning Authority.
3/2026/0585 Received : 31/07/2026 Registered : 10/09/2026	Land off Clitheroe Road Whalley (Lawsonsteads phase 2) BB7 9RG Non-Material amendment Non-material amendment to planning permission 3/2021/0760 involving amendments to driveway width, handing of plot 124, boundary amendments, amendment to garden retaining walls, amendment to chimney locations and roof height amendment to House Type K.	Lucy Walker	https://webportal.ribblevalley.gov.uk/planningApplication/38669 Noted.

7.	Reports/Updates/Other	
	Items arisen re planning, correspondence received since the last meeting that may result in future agenda item. 7.1 New Applications – No details were available at the time of preparing the agenda. 3/2026/0662 Observations to Another Local Authority Land off the A59 (near Whalley WWTW) New https://webportal.ribblevalley.gov.uk/planningApplication/38745 3/2026/0674 Applications for full consent = Creation of a public highway turning head (linked to 3/2021/0760) New https://webportal.ribblevalley.gov.uk/planningApplication/38757 3/2026/0677 10 Chew Mill Way Whalley BB7 9YL Certificate of Lawfulness – Proposed -Certificate of Lawfulness for proposed conversion of garage to a kitchen/dining room. https://webportal.ribblevalley.gov.uk/planningApplication/38760	331/26

	7.2 Correspondence 7.2.1 RVBC correspondence - Article 4 Direction - to help manage the distribution and quality of Houses in Multiple Occupation (HMOs), across the borough. 7.2.2 LCC correspondence - D3/2026/0521 - Land to the North of Accrington Road, Whalley	332/26
8.	Next Meeting Date	
	The next meeting date is Thursday 15 October 2026 to be held at Whalley Old Grammar School at 7pm in The Calder Room.	333/26

Meeting closed at 7.30pm

Draft Minutes Subject to Confirmation

Kathryn Hughes
Planning Department
Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA

18 September 2026

Dear Kathryn Hughes,

Re: Objection to Planning Application No. 3/2026/0635

Grid Ref: 373616 437093

Proposal: Erection of 39 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 this application.

Whilst we recognise the need for appropriate housing, the Parish Council considers that Whalley has already experienced substantial residential development and is now overdeveloped, with further development placing increasing pressure on its infrastructure, roads, drainage, services and rural setting.

The reduction from the previous proposal of 77 dwellings to 39 does not overcome our fundamental objection to the principle of developing this site.

1. Development Outside the Settlement Boundary

The site remains outside the defined settlement boundary of Whalley, is open countryside and is not allocated for residential development.

The previous application was refused partly because development here would represent an inappropriate extension of Whalley into open countryside. Reducing the number of dwellings does not alter the location or the permanent loss of this greenfield land.

The Parish Council considers that further expansion of Whalley into the surrounding countryside is inappropriate, particularly given the significant amount of housing already built, under construction or committed.

2. Cumulative Development and Housing Need

The impact of this proposal must be considered alongside the substantial housing growth already taking place in and around Whalley.

The proposal comprises 27 market homes and only 12 affordable homes. There are also houses available for sale on other local housing estates, including completed properties which remain unsold.

The Council's Five-Year Housing Land Supply evidence identified 1,324 dwellings within the five-year supply and a stated 6.2-year supply as at 31 March 2025.

The Parish Council therefore considers that headline SHMA and housing-supply figures should be tested against the actual local situation, including the number of existing homes available, unsold properties and the rate at which permitted developments are being occupied.

The need for further market housing of the type proposed should be clearly demonstrated rather than assumed from overall housing requirements.

3. Character and Landscape

The development would permanently change undeveloped countryside on the approach to Whalley into a residential estate.

Although smaller than the previous proposal, 39 dwellings remain a substantial development and would further erode the rural setting and character of the village.

The Parish Council considers that this represents continued incremental urbanisation of Whalley's countryside, which is inappropriate regardless of landscaping or other mitigation measures.

4. Drainage and Flood Risk

Flooding and drainage were reasons for refusal of the previous application and remain a significant concern.

The current proposal relies upon attenuation, controlled discharge to an existing watercourse/culvert and new drainage infrastructure along Clitheroe Road.

Given the known local flooding concerns, the Parish Council remains concerned about the capacity, reliability and long-term maintenance of these arrangements, together with the adequacy of foul sewer capacity.

The development should not proceed where there is insufficient certainty that it will not increase flood risk locally or elsewhere.

5. Biodiversity

Biodiversity net gain was also a reason for refusal of the previous application.

The current assessment records an on-site biodiversity reduction of 10.07%, with a deficit of approximately 4.02 habitat units requiring off-site mitigation.

The Parish Council considers that developing this undeveloped site, with the associated loss of existing habitat and trees, is inappropriate and that off-site mitigation does not remove the fundamental environmental impact of developing the land.

6. Highways and Infrastructure

Clitheroe Road already experiences significant traffic, and the proposal would add further vehicle movements.

The proposed traffic-calming, speed-limit, access and pedestrian works do not remove the cumulative impact of another 39 dwellings on the local highway network.

Similarly, the additional demand on healthcare, education, drainage and community infrastructure must be considered alongside the significant amount of development already taking place in Whalley.

7. Notification of Neighbouring Properties

We would also like to note that not all neighbouring properties appear to have received notification of the new amended planning application.

Given the changes to the proposal and the potential impact on surrounding residents, the Parish Council considers that all relevant neighbouring properties should have the opportunity to review the amended application and submit representations before the application is determined.

8. Parish Council Position

Whalley Parish Council strongly objects to Planning Application 3/2026/0635.

Our objection is not simply that individual technical matters require further mitigation. The fundamental objection is that Whalley has already accommodated substantial housing growth and the Parish Council considers that further expansion onto unallocated greenfield land outside the settlement boundary is inappropriate.

The proposal would further urbanise the village, erode its rural setting, increase pressure on already stretched infrastructure, and add to existing drainage, flooding, highway and environmental concerns.

The reduction from 77 to 39 dwellings does not alter this fundamental position.

Whalley Parish Council therefore respectfully requests that Planning Application 3/2026/0635 be refused.

Yours sincerely,

EK Haworth

Liz Haworth
Clerk and Responsible Finance Officer
Whalley Parish Council