

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 17 September 2026 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.	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.	
--	--	--

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