



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 20th February 2025 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.	Attendance & Apologies	
	To record attendance and to receive apologies for absence.	
2.	Declaration of Interests	
	To receive declarations of disclosable pecuniary, other registrable and non-registrable interests in items for discussion on the agenda.	
3.	To Approve the Minutes of the Previous Meeting	
	To approve and confirm the accuracy of the Minutes of the meeting held on Thursday 16 th January 2025.	
4.	To review and consider the Planning applications received since January 2025 meeting.	
	Planning Applications received for consideration attached.	Applications for Consultation Emailed to Cllrs
	Public Participation at the discretion of the Chairman (5 mins per person)	

Planning App	Location/Proposal	Plan Officer	Comments /Link
3/2025/0015 Received : 08/01/2025 Registered : 14/01/2025	1 Waters Edge Whalley BB7 9UF Applications for full consent Proposed two-storey side extension with single storey link to the garage, single storey extension to the rear and alterations..	Emily Pickup	https://webportal.ribblevalley.gov.uk/planningApplication/37110

Planning App	Location/Proposal	Plan Officer	Comments /Link
3/2024/0834 Received : 09/10/2024 Registered : 13/01/2025	69 King Street Whalley BB7 9SW Applications for full consent Proposed conversion of an existing retail unit with accommodation at first floor over into a boutique hotel with restaurant including three-storey extension to side, two and three storey extensions to rear, building up and extension of existing rear outriggers with addition of windows and rooflights, roof terraces, new flue above ridge level, new bin store to side, new boundary treatment to side and rear and use of land to front and side for outdoor dining.	Stephen Kilmartin	https://webportal.ribblevalley.gov.uk/planningApplication/36886 Emailed to WPC for Consultation
3/2024/1016 Received : 13/12/2024 Registered : 03/02/2025	1 to 7 The Picture House George Street Whalley BB7 9TH Applications for full consent Regularisation of works including extension to rear ground floor to include internal secure residents cycle store with roller shutter door; re-instate rear boundary wall to 0.74m high; alterations to rear external staircases; upvc windows and doors to front, side and rear; aluminium windows to the front dormer; screening feature to the rear balconies; ground floor bin store; central cladding to front dormer window on third floor; rooflights; external lighting scheme to rear and two electric charging points.	Kathryn Hughes	https://webportal.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2024%2F1016 Emailed to WPC for Consultation
3/2025/0019 Received : 10/01/2025 Registered : 17/01/2025 Committee : 24/01/2025	99 King Street Whalley BB7 9SW Application for tree works in a conservation area Fell and remove nine conifers (G1).	Alex Shutt	https://webportal.ribblevalley.gov.uk/planningApplication/37114 For Information Only
3/2025/0037 Received : 21/01/2025 Registered : 24/01/2025	Land on the east side of Clerk Hill Road just to the south of the access to Whalley Golf Club Whalley Agricultural determination Prior notification of proposed agricultural storage building 18.28m long, 12.19m wide, 5.44m high to ridge, 3.65m high to eaves.	Emily Pickup	https://webportal.ribblevalley.gov.uk/planningApplication/37132

Planning App	Location/Proposal	Plan Officer	Comments /Link
3/2025/0074 Received : 30/01/2025 Registered : 04/02/2025	Land adjacent to 4a Wiswell Lane Whalley BB7 9AF Certificate of Lawfulness – Existing Certificate of lawfulness for existing dwellinghouse and associated curtilage (garden, driveway and areas of hardstanding).	Stephen Kilmartin	https://webportal.ribblevalley.gov.uk/planningApplication/37169
3/2025/0082 Received : 03/02/2025 Registered : 07/02/2025	10 Deer Park Crescent Whalley BB7 9XH Prior notification for a larger home extension. Proposed single storey rear extension with a flat roof. Length 6.2m, max height 3.0m, height at eaves 2.6m.	Emily Pickup	https://webportal.ribblevalley.gov.uk/planningApplication/37177

5. Reports/Updates/Other	
<p>Items arisen re planning / correspondence received since the last meeting.</p> <ul style="list-style-type: none"> RVBC Notification of Appeal, APP/T2350/C/24/3355797and APP/T2350/W/24/3355795, Salvage House Unit 5B Abbey Works King Street Whalley BB7 9SP LCC D3/2024/0834 - 69 King Street Whalley – Response RVBC Temporary Structure - Woodland Healing, Lamb Roe, Clitheroe, BB7 9AQ New application –For Information- No details available at time of agenda. 3/2025/0100 Land at The Eagle at Barrow Clitheroe Road Whalley BB7 9AQ Proposed hotel development (use class C1) with associated parking and landscaping. 	
6. Next Meeting Dates	
To approve the date of the next meeting on Thursday 20 th March 2025 at 7pm at Whalley Old Grammar School.	

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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.	Attendance & Apologies	
	Present: Cllr Allen, Cllr Ball, Cllr Highton, Cllr Smith, Cllr Smith, Cllr Vickers (Chairman). Apologies: Cllr Threlfall. In Attendance: Liz Haworth (Clerk) 3 members of the public.	179/25
2.	Declaration of Interests	
	There were no declarations of disclosable pecuniary, other registrable and non-registrable interests in items for discussion on the agenda.	180/25
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 21 st November 2024.	181/25
4.	To review and consider the Planning applications received since October 2024 meeting.	
	Planning Applications received for consideration attached. Public Participation at the discretion of the Chairman (5 mins per person).	182/25

Planning App	Location/Proposal	Plan Officer	Comments /Link
3/2024/0961 Received : 19/11/2024 Registered : 27/11/2024 Committee : 18/12/2024	20 Hawthorn Road Barrow BB7 9EE Applications for full consent Regularisation of partial conversion of a garage to living space and removal of an internal wall. Change of rear doors to bi-folding doors and a window.	Stephen Kilmartin	https://webportal.ribblesvalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2024%2F0961 Emailed to WPC for consultation No Comments returned - Noted

Planning App	Location/Proposal	Plan Officer	Comments /Link
<p>3/2024/0933</p> <p>Received : 13/11/2024</p> <p>Registered : 14/11/2024</p> <p>Committee : 27/11/2024</p> <p>Withdrawn Decision Date : 27/11/2024</p>	<p>1 to 7 George Street Whalley BB7 9TH Non-Material amendment</p> <p>Non-material amendment to planning permission 3/2021/1004 involving changes to window. Change and increase of size from the extension to the retail unit at ground floor to a store room. Addition of a bin store adjacent to the store room. Addition of cycle storage within the store room. Addition of a rendered masonry wall covering the external stair. External glazing moved from the face of the rear stairwell. Roof/third floor level skylights amended.</p>	Kathryn Hughes	<p>https://webportal.ribblevalley.gov.uk/planningApplication/36984</p> <p>For Information Only</p> <p>Planning Status Withdrawn</p> <p>Noted</p>
<p>3/2024/0944</p> <p>Received : 13/11/2024</p> <p>Registered : 21/11/2024</p> <p>Committee : 27/11/2024</p> <p>Withdrawn Decision Date : 27/11/2024</p>	<p>1 to 7 George Street Whalley BB7 9TH Discharge of Conditions</p> <p>Approval of details reserved by conditions 3 (external materials), 4 (details of new windows/doors/rooflights/solar panels, 5 (cycle stores), 6 (south elevation glazing), 10 (odour assessment), 12 (boundary wall specifications) and 13 (rear balcony details) of planning permission 3/2021/1004.</p>	Kathryn Hughes	<p>https://webportal.ribblevalley.gov.uk/planningApplication/36995</p> <p>For Information Only</p> <p>Planning Status Withdrawn</p> <p>Noted</p>
<p>3/2024/0927</p> <p>Received : 08/11/2024</p> <p>Registered : 27/11/2024</p>	<p>Tree Tops Springfield Close Whalley BB7 9AF</p> <p>Variation of Condition</p> <p>Variation of conditions 2 (approved plans), 5 (window details and obscure glazing) and condition 6 (parking and turning facilities) of planning permission 3/2021/0998 for proposed new sustainable detached house on an existing development strip of land adjacent to Treetops.</p>	Emily Pickup	<p>https://webportal.ribblevalley.gov.uk/planningApplication/36979</p> <p>Emailed to WPC for consultation</p> <p>Noted</p>
<p>3/2024/0949</p> <p>Received : 18/11/2024</p> <p>Registered : 09/12/2024</p>	<p>65 Mitton Road Whalley BB7 9RY</p> <p>Applications for full consent</p> <p>Proposed single-storey rear extension and new roof over existing kitchen and garage. Alterations to existing front boundary wall and new extended drop kerb.</p>	Lucy Walker	<p>https://webportal.ribblevalley.gov.uk/planningApplication/37000</p> <p>Emailed to WPC for consultation</p> <p>Noted</p>

Planning App	Location/Proposal	Plan Officer	Comments /Link
3/2024/0982 Received : 29/11/2024 Registered : 10/12/2024	6 Nab View Whalley BB7 9YG Applications for full consent Regularisation of conversion of garage to home gym.	Maya Cullen	https://webportal.ribblevalley.gov.uk/planningApplication/37032 Emailed to WPC for consultation Noted

5. Reports/Updates/Other	
<p>Items arisen re planning / correspondence received since the last meeting.</p> <p>LCC D3/2024/0927 - Tree Tops Springfield Close – RVBC Approved 15/1/2025 LCC D3/2024/0851 - 4a Wiswell Lane Whalley – Response – RVBC Refused 10/1/2025</p> <p>RVBC Planning & Development Meeting Thursday 9th Jan Land South of Accrington Road, Whalley 3/2022/1158 4a Wiswell Lane, Whalley 3/2024/0851 – RVBC Refuse 10/1/2025</p> <p>New application 3/2025/0015 - 1 Waters Edge Whalley BB7 9UF – no details available as of agenda Proposed demolition of existing conservatory and construction of two-storey extension to side with single-storey link to the garage, single-storey extension to the rear and alterations. Noted.</p> <p>New application 3/2024/0834 - 69 King Street Whalley BB7 9SW - no details available as of agenda Proposed conversion of an existing retail unit with accommodation at first floor over into a boutique hotel with restaurant. WPC to ask RVBC Planning for an extension of time to respond to consultation now received (13/1/2025) to discuss the planning application at the next WPC Meeting.</p> <p>Woodland Healing – 2 x bell tents/yurt – to confirm relevant planning permissions are in place if applicable.</p>	183/25
6. Next Meeting Dates	
It was resolved to approve the date of the next meeting on Thursday 20 th February 2025 at 7pm at Whalley Old Grammar School.	184/25

Meeting Closed at 7.30pm

Signed by Chairman:

Date: