



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<sup>th</sup> January 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.	<b>Attendance &amp; Apologies</b>	
	To record attendance and to receive apologies for absence.	
2.	<b>Declaration of Interests</b>	
	To receive declarations of disclosable pecuniary, other registrable and non-registrable interests in items for discussion on the agenda.	
3.	<b>To Approve the Minutes of the Previous Meeting</b>	
	To approve and confirm the accuracy of the Minutes of the meeting held on Thursday 21 <sup>st</sup> November 2024.	
4.	<b>To review and consider the Planning applications received since October 2024 meeting.</b>	
	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
3/2024/0961  <b>Received :</b> 19/11/2024 <b>Registered :</b> 27/11/2024 <b>Committee :</b> 18/12/2024	20 Hawthorn Road Barrow BB7 9EE <b>Applications for full consent</b> 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	<a href="https://webportal.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2024%2F0961">https://webportal.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2024%2F0961</a>  <b>Emailed to WPC for consultation</b>  <b>No Comments returned - Noted</b>

Planning App	Location/Proposal	Plan Officer	Comments /Link
<p>3/2024/0933</p> <p><b>Received :</b> 13/11/2024</p> <p><b>Registered :</b> 14/11/2024</p> <p><b>Committee :</b> 27/11/2024</p> <p><b>Withdrawn Decision</b> Date : 27/11/2024</p>	<p><b>1 to 7 George Street Whalley BB7 9<sup>TH</sup> Non-Material amendment</b></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>	<p>Kathryn Hughes</p>	<p><a href="https://webportal.ribblevalley.gov.uk/planningApplication/36984">https://webportal.ribblevalley.gov.uk/planningApplication/36984</a></p> <p><b>For Information Only</b></p> <p><b>Planning Status Withdrawn</b></p>
<p>3/2024/0944</p> <p><b>Received :</b> 13/11/2024</p> <p><b>Registered :</b> 21/11/2024</p> <p><b>Committee :</b> 27/11/2024</p> <p><b>Withdrawn Decision</b> Date : 27/11/2024</p>	<p><b>1 to 7 George Street Whalley BB7 9<sup>TH</sup> Discharge of Conditions</b></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>	<p>Kathryn Hughes</p>	<p><a href="https://webportal.ribblevalley.gov.uk/planningApplication/36995">https://webportal.ribblevalley.gov.uk/planningApplication/36995</a></p> <p><b>For Information Only</b></p> <p><b>Planning Status Withdrawn</b></p>
<p>3/2024/0927</p> <p><b>Received :</b> 08/11/2024</p> <p><b>Registered :</b> 27/11/2024</p>	<p><b>Tree Tops Springfield Close Whalley BB7 9AF</b></p> <p><b>Variation of Condition</b></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>	<p>Emily Pickup</p>	<p><a href="https://webportal.ribblevalley.gov.uk/planningApplication/36979">https://webportal.ribblevalley.gov.uk/planningApplication/36979</a></p> <p><b>Noted</b></p>
<p>3/2024/0949</p> <p><b>Received :</b> 18/11/2024</p> <p><b>Registered :</b> 09/12/2024</p>	<p><b>65 Mitton Road Whalley BB7 9RY</b></p> <p><b>Applications for full consent</b></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>	<p>Lucy Walker</p>	<p><a href="https://webportal.ribblevalley.gov.uk/planningApplication/37000">https://webportal.ribblevalley.gov.uk/planningApplication/37000</a></p> <p><b>Emailed to WPC for consultation</b></p> <p><b>Noted 13/12/2025</b></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	<a href="https://webportal.ribblevalley.gov.uk/planningApplication/37032">https://webportal.ribblevalley.gov.uk/planningApplication/37032</a>  Emailed to WPC for consultation  Noted 13/12/2025

5.	<b>Reports/Updates/Other</b>	
	<p>Items arisen re planning / correspondence received since the last meeting.</p> <p>LCC D3/2024/0927 - Tree Tops Springfield Close LCC D3/2024/0851 - 4a Wiswell Lane Whalley – Response</p> <p>RVBC Planning &amp; Development Meeting Thursday 9<sup>th</sup> Jan Land South of Accrington Road, Whalley 3/2022/1158 4a Wiswell Lane, Whalley 3/2024/0851</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.</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.</p>	
6.	<b>Next Meeting Dates</b>	
	To approve the date of the next meeting on Thursday 20 <sup>th</sup> February 2025 at 7pm at Whalley Old Grammar School.	

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 21<sup>st</sup> November 2024 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.	<b>Attendance &amp; Apologies</b>	
	Present: Cllr Allen, Cllr Ball, Cll Highton, Cllr Threlfall (Chairman), Cllr Mirfin. Apologies: Cllr Carlton, Cllr Vickers. In Attendance: Liz Haworth (Clerk), 2 members of the public.	172/24
2.	<b>Declaration of Interests</b>	
	There were no declarations of disclosable pecuniary, other registrable and non-registrable interests in items for discussion on the agenda.	173/24
3.	<b>To Approve the Minutes of the Previous Meeting</b>	
	It was resolved to approve and confirm the accuracy of the Minutes of the meeting held on Thursday 17 <sup>th</sup> October 2024.	174/24
4.	<b>To review and consider the Planning applications received since October 2024 meeting.</b>	
	Planning Applications received for consideration attached.  Public Participation at the discretion of the Chairman (5 mins per person)	175/24

Planning App	Location/Proposal	Plan Officer	Comments /Link
3/2024/0843 Received : 10/10/2024 Registered : 23/10/2024 Committee : 31/10/2024	22 The Sands Whalley BB7 9TL Application for tree works in a conservation area Prune silver birch. Decided - Final Decision APPROVED WITH CONDITIONS Date : 31/10/2024	David Hewitt	<a href="https://webportal.ribblevalley.gov.uk/planningApplication/36895">https://webportal.ribblevalley.gov.uk/planningApplication/36895</a>  Information Only

Planning App	Location/Proposal	Plan Officer	Comments /Link
3/2024/0820  <b>Received :</b> <b>01/10/2024</b> <b>Registered :</b> <b>30/10/2024</b>	<b>Whalley Abbey The Sands Whalley BB7 9SS</b> <b>Alter or Extend a Listed Building</b> Listed Building Consent for proposed new fire-rated boiler enclosure to the West Wing for new boilers; changing a vent in a window opening; changing of a window opening into a vent; replacement of West Wing extract flue with a plume to redirect the boiler ventilation away from the historic stonework; East Wing boiler room to have floor barrier installed as previously approved in 3/2017/0087; East Wing extract flue to be replaced with a plume to redirect the boiler ventilation away from historic stonework and inhabited rooms.	Kathryn Hughes	<a href="https://webportal.ribblevalley.gov.uk/planningApplication/36873">https://webportal.ribblevalley.gov.uk/planningApplication/36873</a>  <b>Emailed for WPC Consultation</b>  <b>Noted</b>
3/2024/0851 <b>Received :</b> 14/10/2024 <b>Registered :</b> 07/11/2024	<b>4a Wiswell Lane Whalley BB7 9AF</b> <b>Applications for full consent</b> Retrospective planning application for the retention of a single dwelling house and associated parking, soft and hard landscaping and associated works.	Stephen Kilmartin	<a href="https://webportal.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2024%2F0851">https://webportal.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2024%2F0851</a>  <b>Emailed for WPC Consultation</b>  <b>Noted</b>
3/2024/0880  <b>Received :</b> 22/10/2024 <b>Registered :</b> 31/10/2024	<b>10 Manor Road Whalley BB7 9TE</b> <b>Certificate of Lawfulness - Proposed</b> Certificate of Lawfulness for proposed external alterations to garage to create home office and storage (incidental living space).	Emily Pickup	<a href="https://webportal.ribblevalley.gov.uk/planningApplication/36932">https://webportal.ribblevalley.gov.uk/planningApplication/36932</a>  <b>Noted</b>
3/2024/0454  <b>Received :</b> 04/06/2024 <b>Registered :</b> 06/11/2024	<b>Unit 7 Abbey Works King Street Whalley BB7 9SP</b> <b>Applications for full consent</b> Regularisation of unauthorised addition of mezzanine floor and creation of bar/cafe upstairs.	Kathryn Hughes	<a href="https://webportal.ribblevalley.gov.uk/planningApplication/36508">https://webportal.ribblevalley.gov.uk/planningApplication/36508</a>  <b>Emailed for WPC Consultation</b>  <b>WPC to object on inappropriate premises for use, fire assessments, access, licence granted without change of use.</b>
3/2024/0855  <b>Received :</b> 14/10/2024 <b>Registered :</b> 12/11/2024	<b>6 Pendle Drive Whalley BB7 9JT</b> <b>Application for tree works</b> Crown lift T3 sycamore, reduce limb 10% to let in light; crown lift lower branches T4 oak; crown lift and remove epicormic growth from main stem of ash T2.	Alex Shutt	<a href="https://webportal.ribblevalley.gov.uk/planningApplication/36907">https://webportal.ribblevalley.gov.uk/planningApplication/36907</a>  <b>Information Only</b>

Planning App	Location/Proposal	Plan Officer	Comments /Link
3/2024/0895 <b>Received :</b> 04/11/2024 <b>Registered :</b> 05/11/2024	2 The Sands Whalley BB7 9TL Application for tree works in a conservation area Crown lift and thin 15% T1 Silver Birch, T2 Horse Chestnut, T3 Sycamore, T4 Acer, T5 Maple.	Alex Shutt	<a href="https://webportal.ribblevalley.gov.uk/planningApplication/36947">https://webportal.ribblevalley.gov.uk/planningApplication/36947</a>  <b>Information Only</b>
3/2024/0865 <b>Received :</b> 22/10/2024 <b>Registered :</b> 12/11/2024	<b>The Croft Care Home 84 King Street Whalley BB7 9SN</b> Application for tree works in a conservation area Side pruning of two popular trees to bring them off neighbouring houses.	Alex Shutt	<a href="https://webportal.ribblevalley.gov.uk/planningApplication/36917">https://webportal.ribblevalley.gov.uk/planningApplication/36917</a>  <b>Information Only</b>
3/2024/0920  <b>Received :</b> 08/11/2024 <b>Registered :</b> 13/11/2024	<b>Land on the east side of Clerk Hill Road just to the south of the access to Whalley Golf Club off the west side of Clerk Hill Road Whalley</b> <b>Agricultural determination</b> Prior notification of proposed agricultural storage building 18.26m long, 12.19m wide, 5.44m high to ridge, 3.65m high to eaves.	Emily Pickup	<a href="https://webportal.ribblevalley.gov.uk/planningApplication/36972">https://webportal.ribblevalley.gov.uk/planningApplication/36972</a>  <b>Information Only</b>

5.	<b>Acceptance of Emailed Objections/Comments on Planning Applications received before January's meeting of the committee.</b>	
	It was resolved to allow temporary email submissions of objections or comments from Councillors for any planning applications requiring feedback before the next committee meeting in January 2025. Any responses will be reviewed and ratified by full committee at the January meeting.	176/24
6.	<b>Reports/Updates/Other</b>	
	Items arisen re planning / correspondence received since the last meeting.	177/24
7.	<b>Next Meeting Dates</b>	
	It was resolved to approve the date of the next meeting on Thursday 16 <sup>th</sup> January 2025 at 7pm at Whalley Old Grammar School.	178/24

Meeting Closed at 19:20

Signed by Chairman:

Councillor Richard Vickers

Date:



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

25<sup>th</sup> November 2024

Dear Kathryn Hughes

RE: Planning Application No: 3/2024/0454

Grid Ref: 373272 436112

Proposal: Regularisation of unauthorised addition of mezzanine floor and creation of bar/café upstairs.

Location: Unit 7 Abbey Works King Street Whalley BB7 9SP

Whalley Parish Council formally object to the above planning application for the regularisation of unauthorised addition of mezzanine floor and creation of bar/café upstairs

The Parish Council have a number of concerns which include;

#### 1. Inaccurate Representation of the Application

The application refers to a "regularisation" of the change of use, implying that the current use was previously authorised and that this is simply a formality. In reality, no permission was ever granted for this change of use, making this a new and unauthorised activity. The initial planning permission (Ref: 3/2017/0164) restricted the use of the building solely as a gymnasium for PLM Fitness under Class D2, which excludes other uses without explicit permission in the interest of amenity of the area in accordance with Policy DMG1, of the Ribble Valley Core Strategy.

Had an application been submitted initially, the Parish Council would have objected based on established planning policies, change of use purpose, and particularly under the Cumulative Impact Assessment (CIA), which seeks to manage the impact of such venues on the surrounding area. This application suggests that the venue could exacerbate existing community issues.

#### 2. Fire Regulations and Health & Safety Concerns

The building does not appear to meet necessary fire safety standards for a venue of this nature and confirmation is required that the building's exits, fire alarms, and safety provisions are up to required standards for a venue with bar/café facilities.

### 3. Access

In addition to the concerns raised, we would also like to highlight the issue of access to the building. The route between King Street and the unit provides no separate footways or adequate lighting for pedestrians, making it hazardous, particularly at night. The area is a mix of informal car parking and service areas used by various commercial businesses, which regularly attract goods vehicles along with cars dropping off and collecting patrons from the venue. This creates a significant risk to pedestrian safety, as there is no clear separation between pedestrians and vehicular traffic, increasing the risk of accidents due to poor planning and lack of clear pedestrian access.

### 4. Noise, Licensing, and Oversight

The building is unsuitable for this purpose in this location and poses potential issues for the surrounding residential community, including noise pollution, anti-social behaviour, and road safety hazards. The unauthorised addition should not be regularised for this use and the building should remain solely for the agreed purpose of a gymnasium as originally intended.

The Parish Council highlights that a license for the bar/café was granted even though the planning permission for the mezzanine addition and venue change had not been obtained, indicating poor coordination between licensing and planning authorities.

The Council urges the Planning Authority to reject the application, reinforcing the need for a transparent, fair, and policy-aligned planning process.

Yours sincerely,

*EK Haworth*

Liz Haworth  
Clerk and Responsible Finance Officer  
Whalley Parish Council