

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 17th October 2024 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 19 th September 2024.	
4.	To review and consider the Planning applications received since September 2024 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
3/2024/0772 Received : 17/09/2024 Registered : 08/10/2024	14 Nethertown Close Whalley BB7 9SF Applications for full consent Proposed installation of secondary acoustic fencing alongside existing boundary fencing which is to be retained.	Lucy Walker	https://webportal.ribblevalley.gov.uk/planningApplication/36825 Emailed for WPC Consultation

Planning App	Location/Proposal	Plan Officer	Comments /Link
3/2024/0741 Received : 03/09/2024 Registered : 23/09/2024	Ashleigh Clitheroe Road Barrow BB7 9AQ Applications for full consent Proposed first-floor extension to side.	Emily Pickup	https://webportal.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2024%2F0741 Emailed for WPC Consultation
3/2024/0811 Received : 30/09/2024 Registered : 02/10/2024	St Marys and All Saints Parish Church Church Lane Whalley BB7 9SY Application for tree works in a conservation area Fell Horse Chestnut and replant three select standard oaks at 6m centres 1m clear of the footpath wall.	David Hewitt	https://webportal.ribblevalley.gov.uk/planningApplication/36864 Information Only
3/2024/0800 Received : 25/09/2024 Registered : 01/10/2024	Cross House Broad Lane Whalley BB7 9TW Application for tree works in a conservation area Fell three sycamore trees.	David Hewitt	https://webportal.ribblevalley.gov.uk/planningApplication/36853 Information Only
3/2024/0830 Received : 08/10/2024	Land to the rear of 1 to 18 Nethertown Gardens Whalley BB7 9GU Application for tree works Crown lifting and hedge trimming to trees within G14 of TPO 7/19/3/143 Calderstones Hospital.	David Hewitt	https://webportal.ribblevalley.gov.uk/planningApplication/36882 Information Only

5.	Reports/Updates/Other	
	Items arisen re planning / correspondence received since the last meeting. <ul style="list-style-type: none"> D3/2024/0214 - Unit 45 Mitton Business Park – LCC Response 	
6.	Next Meeting Dates	
	To approve the date of the next meeting on Thursday 21 st November 2024 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 Threlfall (Chairman), Cllr Smith, Cllr Vickers. Apologies: Cllr Carlton, Cllr Smith, Cllr Hindle, Cllr Wilkins-Odudu, Cllr Atherton. Present: Liz Haworth (Clerk), 4 members of the public.	
2.	Declaration of Interests	
	There were no 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	
	It was resolved to approve and confirm the accuracy of the Minutes of the meeting held on Thursday 15 th August 2024.	
4.	To review and consider the Planning applications received since August 2024 meeting.	
	Planning Applications received for consideration attached. Public Participation at the discretion of the Chairman (5 mins per person) Residents expressed their objections and concerns regarding the application 3/2024/0667 Ground floor Unit 5b Abbey Works King Street Whalley BB7 9SP	Applications for Consultation Emailed to Cllrs

Planning App	Location/Proposal	Plan Officer	Comments /Link
3/2024/0424 Received : 24/05/2024	Mitton Road Business Park Mitton Road Whalley BB7 9YE Advertisements Advertisement consent for free-standing business directory sign 3.5m high by 2.7m wide showing list of unit numbers and the name of each business and large M sign on base at the entrance.	Stephen Kilmartin	https://webportal.ribblevalley.gov.uk/planningApplication/36479 Information Only Emailed for WPC Consultation and Noted at last meeting under correspondence.

Planning App	Location/Proposal	Plan Officer	Comments /Link
3/2024/0593 Received : 12/07/2024	19 Abbey Road Whalley BB7 9RP Applications for full consent Proposed demolition of existing lean-to single-storey extension to rear and replacement with larger single-storey extension with a lantern roof. Conversion of double garage to single-storey annex with pitched roof.	Emily Pickup	https://webportal.ribblevalley.gov.uk/planningApplication/36646 Emailed for WPC Consultation Noted.
3/2024/0540 Received : 28/06/2024 Registered : 16/08/2024	Macfarlane Dental Practice 33a King Street Whalley BB7 9SP and maisonette 33b King Street Whalley BB7 9SP and ground floor commercial unit 33 King Street Whalley BB7 9SP Applications for full consent Planning permission for change of use of residential unit (33B King Street) to commercial involving i) change of second floor to part of 33A King Street (Dentist) and ii) change of first floor to become part of existing commercial unit on the ground floor.	Stephen Kilmartin	https://webportal.ribblevalley.gov.uk/planningApplication/36593 Emailed for WPC Consultation Noted.
3/2024/0675 Received : 12/08/2024 Registered : 13/08/2024	Whalley Moor Community Woodland to the North of Fell View Calderstones Park Whalley BB7 9UL Application for tree works Felling of various ash trees due to ash dieback.	David Hewitt	https://webportal.ribblevalley.gov.uk/planningApplication/36728 Information Only
3/2024/0667 Received : 06/08/2024 Registered : 16/08/2024	Ground floor Unit 5b Abbey Works King Street Whalley BB7 9SP Applications for full consent Regularisation of unauthorised change of use to bar and music venue.	Kathryn Hughes	https://webportal.ribblevalley.gov.uk/planningApplication/36720 Emailed for WPC Consultation WPC objects to the application. Inaccurate representation of the application, inadequate building suitability, noise, ASB, fire regs and H & S, and access.
3/2024/0695 Received : 16/08/2024 Registered : 27/08/2024 Committee : 09/09/2024	69 King Street Whalley BB7 9SW Application for tree works in a conservation area Fell pine tree and ash tree.	David Hewitt	https://webportal.ribblevalley.gov.uk/planningApplication/36748 Withdrawn decision

Planning App	Location/Proposal	Plan Officer	Comments /Link
3/2024/0581 Received : 08/07/2024 Registered : 04/09/2024	68 Mitton Road Whalley BB7 9RY Applications for full consent Proposed change of use from dwelling to holiday let.	Stephen Kilmartin	https://webportal.ribblevalley.gov.uk/planningApplication/36634 Emailed for WPC Consultation WPC have concerns over the loss of residential properties to holiday lets.
3/2024/0678 Received : 08/08/2024 Registered : 10/09/2024	10 Manor Road Whalley BB7 9TE Applications for full consent Proposed construction of single-storey outbuilding to rear.	Emily Pickup	https://webportal.ribblevalley.gov.uk/planningApplication/36731 Emailed for WPC Consultation Noted.

5.	Reports/Updates/Other	
	<p>Items arisen re planning / correspondence received since the last meeting.</p> <ul style="list-style-type: none"> Biological Heritage Site - Lamb Roe <p>CLlr Vickers updated that the fence is now completed and a gate for access has been installed at the sit at Dogwood Lane. It has been claimed that the site was going to be rented out for light grazing.</p>	
6.	Next Meeting Dates	
	It was resolved to approve the date of the next meeting on Thursday 17 th October 2024 at 7pm at Whalley Old Grammar School.	

Meeting closed at 7.30pm.

Signed by Chairman:
Councillor John Threlfall

Date:



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

20th September 2024

Dear Kathryn Hughes

Planning Application No: 3/2024/0667

Grid Ref: 373262 436114

Proposal: Regularisation of unauthorised change of use to bar and music venue.

Location: Ground floor Unit 5b Abbey Works King Street Whalley BB7 9SP

Re: Objection to Planning Application for Ground Floor Unit 5b, Abbey Works, King Street, Whalley, BB7 9SP (Regularisation of Unauthorised Change of Use to Bar and Music Venue)

Whalley Parish Council formally object to the above planning application for the regularisation of an unauthorised change of use to a bar and music venue at Ground Floor Unit 5b, Abbey Works, King Street, Whalley.

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. However, no permission for the change of use was ever sought in the first place. The operation of a bar and music venue is clearly a new use for this building, and any attempt to regularise this should be considered as a new application. Had a legitimate 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.

2. Inadequate Building Suitability

The building itself is unsuitable for use as a music venue due to the lack of soundproofing and inadequate structural adaptations. The corrugated roof and general lack of sound insulation make it entirely inappropriate for activities that generate significant noise, such as live music performances. This coupled with the large external doors being left open has led to excessive noise disturbances, as there is no effective barrier preventing sound from

escaping the venue. Additionally, the building is in close proximity to residential properties, which significantly impacts the quality of life for local residents.

3. Noise Pollution

It is widely believed that noise levels from the venue exceed approved thresholds, particularly late at night, causing significant disturbance to the local community. Despite any licensed restrictions, music continues to be played beyond permitted hours. This presents a serious concern for local residents, whose peace and comfort have been consistently disrupted.

4. Anti-Social Behaviour and Public Nuisance

The bar and music venue regularly attract large crowds, which has led to increased incidents of anti-social behaviour in the surrounding area. Large groups congregate around the venue, leading to excessive noise, and staff throw bottles into the large waste bins at inappropriate hours, causing further disturbances. These issues are exacerbated by the lack of effective management or enforcement of responsible behaviour by patrons.

5. 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 hosting music events.

6. Access

In addition to the concerns raised, we would also like to highlight the issue of access to the venue. The route between King Street and the venue 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, leading to potential accidents and heightened safety concerns for those accessing the venue.

The Council strongly urge the Planning Authority to reject this planning application. The building is unsuitable for its current use, and the operation of a bar and music venue in this location has caused numerous issues for the surrounding residential community, including noise pollution, anti-social behaviour, and road safety hazards. The unauthorised change of use should not be regularised but should instead be ceased immediately, with appropriate enforcement action taken.

A further concern is the appearance of discrepancies between the licensing application and the planning application, as the venue address on the licensing application is listed as Salvage House, Unit 6a Abbot Works, Back King Street, Whalley, Lancashire, BB7 9SP, while the planning application pertains to Ground Floor Unit 5b Abbey Works, King Street, Whalley, BB7 9SP. This inconsistency raises serious questions about the accuracy and legitimacy of the applications and whether the proper procedures have been followed. Additionally, it is troubling that the licensing was granted without the necessary permission for a change of use, further indicating a lack of proper oversight and coordination between

the licensing and planning processes. This failure to align licensing with planning approval only compounds the concerns about the venue's operation.

We trust the Council will give due regard to the serious concerns raised and will act in the best interests of local residents and the wider community.

Yours sincerely,

EK Haworth

Liz Haworth
Clerk and Responsible Finance Officer
Whalley Parish Council



WHALLEY PARISH COUNCIL

"Together we aspire, together we achieve"

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Stephen Kilmartin
Planning Department
Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA

20th September 2024

Dear Stephen Kilmartin

RE: Planning Application No: 3/2024/0581
Grid Ref: 372634 436771
Proposal: Proposed change of use from dwelling to holiday let.
Location: 68 Mitton Road Whalley BB7 9RY

Whalley Parish Council wish to raise their concerns to the above planning application due to its negative impact on the availability of residential housing in the local area and the wider community.

The availability of homes for local residents is vital to maintaining a balanced and sustainable community. Converting properties into short-term holiday lets reduces the number of permanent homes available for those who wish to live and work in the area.

Holiday lets can also alter the character of residential neighbourhoods. Unlike permanent residents, short-term visitors often do not have the same connection to or investment in the community.

The loss of residential properties to holiday lets is not only detrimental to those seeking housing, but also undermines the local community of the area.

Whalley Parish Council urge the Planning Authority to carefully consider the impact of this change of use on the wider community and limit the number of dwellings to holiday lets.

Yours sincerely,

EK Haworth

Liz Haworth
Clerk and Responsible Finance Officer
Whalley Parish Council