

Whalley Parish Council

Planning Applications Responses

1. Subject: Consultation on planning application, 3/2021/0510, 1 Brookes Lane Whalley

Erection of Single storey lean to extension - as a projection out of existing pre 1938 extension. This will be used as kitchen space. Erected in keeping with existing extension

Link:

https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2021%2F0510

This is a modest change to the existing building but it is in a conservation area and will have to meet certain build standards. I note the Heritage Statement is hand written which describes how the owner is to achieve this.

NOTED

2. Subject: Consultation on planning application, 3/2021/0573, 38 Mitton Road Whalley BB7 9RX

2 storey rear extension and detached garage

Link:

https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2021%2F0573

This is one of three terraced houses on the right before the A59 flyover. It looks like a reasonable development but neighbours may object regarding sunlight and intrusion. It is a 2 storey extension of 3.3m at the rear incorporating a kitchen on the ground floor and a bedroom on the first floor. The detached garage can take 2 cars. Access, I believe, is via a track at the end of the terrace.

NOTED

3. Subject: Consultation on planning application, 3/2021/0585, 39 Clitheroe Road Whalley

Discharge of Conditions 3 (Highway Details) 4 (Tree Works) 5 (Arboricultural Statement) of planning application

Link:

https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2021%2F0585

Outline planning permission has been granted (3/2017/0849) and this particular planning application is for landscaping.

NOTED

4. Subject: Consultation on planning application 3/2021/0599, 2 Barley Close Whalley Application for tree works to remove 1 x Oak tree (TPO)

Link:

https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2021%2F0599

This is on the new 'Bellway' development. The house is one of several which runs alongside the railway embankment and suffers from drainage issues. The developers are to lay an extensive new drainage pipe. The owner of this property is seeking to add further drainage and this oak tree needs removing.

NOTED

5. Subject: Consultation on 3/2020/0745 Listed Building Consent The Ale 3 Abbeycroft - The Sands Whalley

The application is for insertion of lap vents in bituminous sarking. Frame out rafters with removable timber and fix wood fibreboard. Fit plasterboard and skim, finish with breathable paint.

Officer – Adrian Dowd

Link: https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2020%2F0745

This application has already been approved.

6. Subject: Variation of planning application granted 3/2021/0597 - Planning application 3/2017/0714.

The application is for variation of Condition 3 (Materials) of planning application 3/2017/0714. Proposed timber cladding on the prominent elevations of the buildings fronting Mitton Road instead of all buildings. Land adj former Genus Site Mitton Road Whalley
Officer : Adam Birkett

Link:

https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2021%2F0597

On a previous application on this site we indicated a preference, aesthetically, for wooden cladding. This application is a half way house in that the owners are looking to clad the prominent elevations fronting Mitton Road with timber cladding and the rest of the structure sides in Merin grey sheeting.

NOTED

7. Subject: Resubmission of 3/2021/0319 with design amendments to previous approvals 3/2018/0455 and 3/2019/0467 for one 3 storey dwelling, land adjacent to 39 Clitheroe Road Whalley

Officer: Adam Birkett

Link:

https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2021%2F0583

As you can see above (referenced 3/2021/0319), this is an application which we have considered previously and this present application is a resubmission of the same. A substantial dwelling on a large plot of land which will cost the buyer in excess of a million pounds.

NOTED

8. Subject: Consultation on planning application 3/2021/0536 The Stables rear of King Street, Whalley.

Refurbishment, extension and change of use to restaurant on ground floor and retail on first floor

Link:

https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2021%2F0536

Below is the summary of the Decision Notice which was a refusal in 2018

- 1.The proposal is harmful to the character and appearance of Whalley Conservation Area.
- 2.The proposed development has an unacceptable impact upon highway safety because of inadequate vehicle and pedestrian accessibility, parking provision within the site and street lighting to the car parking area.
- 3.The application contains inadequate detail to ascertain the impact of development on residential amenity (noise and colour impact).

The developers have submitted an updated Noise Management Plan, but the original grounds for objection will remain from the Parish Council's perspective.

See formal reply below:

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Mandy Richardson
Clerk to Whalley Parish Council
14 Black Lane Croft
Clitheroe
22 June 2021

Dear Sirs,

Planning Application 3/2021/0536 The Stable rear of King Street Whalley – BB7 9SP

I am writing on behalf of Whalley Parish Council to strongly object to the resubmission of the above planning application. The Parish response to the previous application 3/2018/1121 still applies. The Decision Notice which rejected this application referring to

the effect on the Whalley Conservation area, the Church of St Mary and highway safety still holds true.

This would further blight resident's lives at the weekend if this application was granted. Whalley already experiences excessive levels of noise and disturbance at night time and in the early hours of the morning, particularly at the weekends. This is more prevalent in the King Street, Accrington Road and Queen Street regions. This new planning application will now extend this area to Back King Street.

These areas are RESIDENTIAL.

Whalley already has several establishments within the same area offering food and drink and this proposed development would be to their detriment.

Ribble Valley Borough Council has placed Whalley under a Cumulative Impact Assessment. This is due to ongoing concerns expressed by residents, the Parish Council and other local voluntary groups about there being too many drinking establishments in a small area that is resulting in anti-social/nuisance problems. There is also the certainty that more taxis will be attracted to this area, which is already blighted, with motors left running and the attendant noise and pollution that this brings.

Finally, access to this location is difficult for vehicles and this could raise health and safety concerns, particularly at night.

Yours faithfully,

M Richardson
Clerk to Whalley Parish Council