



Whalley Parish Council Planning Committee
Draft Minutes - Thursday 19 February 2021 at 7pm
Held Remotely via Zoom

1. **Apologies:** John Threlfall
Present: Dave Sleight (Chair) Martin Highton, June Brown, Gill Smith, Caroline Allen, Tracey Whistlecroft, Cliff Ball, Patrick Brown.
In attendance: M Richardson, Clerk to the Council and 4 Members of the public Borough Councillors: G Mirfin, D Berryman and M Hindle & James Pay.
2. **Declaration of Interests** – Tracey Whistlecraft - Planning Application 3/2021/0107 11 Abbey Road, BB7 9RP.
3. **Accepted as a correct record** the Planning Committee of 21 January 2021.
4. **Planning Applications received for consideration:**

Planning App No	Proposal	Plan Officer	Location	Comments /Link
3/2021/0055	Retrospective change of use from Storage and Distribution (B8) to Plant Nursery (Sui Generis	L Eastwood	The Barn, Shaw House Farm, Clitheroe Road, BB7 9AD	NOTED

3/2021/0078	Application for proposed rear single storey extension with roof terrace and screening	R Bowers	28 Beech Drive, Whalley, BB7 9RA	<p>Objection – Whalley Parish Council object to the roof terrace due to the close proximity of other residential properties.</p> <p>The Parish Council felt this would be intrusive in terms of privacy for neighbours and out of character with other domestic dwellings on the estate.</p>
3/2021/0076	Application for full consent : Pegasus (developer) Demolition of existing 34 dwellings and erection of 50 new dwellings with vehicular accesses	L Eastwood	Queen Mary Terrace and Bridge Terrace Mitton Road Whalley BB7 9JS	<p>Objection</p> <p>James Pay as a member of the Public attended for this item. He expressed his concern at the impact the increased number of developments would have on the density and flow of traffic on Mitton Road. Speeding and congestion was a big issue. He would like the Highway Authority to consider carefully the cumulative impact that housing building over the past 10 years had on capacity of Mitton Road. The Planning application had been granted on the model of one vehicle per household that he felt was unrealistic. He would certainly like to see S278 monies allocated to speed reduction measures; preferably a speed enforcement camera. Borough Councillor David Berryman stated that he had organised a meeting on Thursday 25 February at 7pm to ascertain community</p>

				<p>feelings about the proposed site.</p> <p>The Parish Council felt the time had come to whereby engineering kerbs was not a way forward in traffic management but that direct access onto the A59 was only viable long term solution. The Parish Council also challenged the affordability allocation on the site – the house was built for workers of the NHS hospital.</p> <p>Councillors’ Hindle and Berryman had met with the Developer who stated that it was the NHS pushing the developer for maximum growth. Councillor Hindle was not happy with the NHS Public Sector organisation seemingly ignoring the social responsibility it had with the development and being more concerned with the cash it would generate. Cllr Berryman suggested that OBJECTION to this site should be made on the grounds of H2 and H3/DM12. The Borough Council will consider the Application at April 2021 Planning Meeting.</p>
3/2021/0146	Tree works in conservation area – crown reduction & 2 lower limbs removed & epicormic shoot removal	A Shutt	5 Waters Edge Whalley BB7 9UT	NOTED

3/2021/0097	Certification of Lawfulness – proposed rear loft conversion and single storey extension	R Bowers	Abbey Farm View, Whalley BB7 9YC	Councillor Dave Sleight stated that new planning regulations mean that this does not require full planning permission. Noted
3/2021/0094	Discharge of Condition for PA 3/2019/0012 Surface water drainage	J Macholc	Land to the South West of Barrow and West of Whalley Road BB7 9XV	Previously refused by Ribble Valley Borough Council - NOTED
3/2021/0107	Prior Notification of proposed larger house – prior approval for a single storey rear extension with mono pitch roof and rendered finish to walls	B Taylor	11 Abbey Road BB7 9RP	NOTED – relaxation of new planning regulations
3/2021/0121	3 x Cat B Trees - T6 (Sycamore) T7 (Common Oak) and T10 (Common Oak) 1 x Group of Cat B Trees - G2 (2 x Common Beech and 2 x Sycamore) 3 x Cat C Trees - T1 (Sycamore) T9 (Common Beech) and T15 (Sycamore) 1 x Part group of Cat C Trees - G4 (Common Hawthorn and Elder) 5 x Cat U Trees - T2 (Common Beech) T12 (Common Beech) T13 (Common Beech) T16 (Common Ash) and T17 (Sycamore) 2 x Groups of Cat U Trees - G3 (5 x Common Ash, Elm and	A Shutt	Land North of Barley Close	NOTED

	<p>Sycamore) G9 (Common Horse Chestnut and Norway Maple)</p> <p>All trees are required to be removed to facilitate the installation of a drainage pipe to serve properties along Hayhurst Road, Grasscroft Way and Barley Close to stop their gardens from flooding.</p> <p>Replacement tree planting is proposed to the north of the existing woodland to compensate for the loss of trees.</p>			
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Signed.....

Date.....