



CLITHEROE TOWN COUNCIL

Clitheroe Town Hall, 9 Church Street, Clitheroe, Lancashire. BB7 2DD

Telephone: Clitheroe 01200 424722

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Town Mayor: Councillor Allan Knox

Town Clerk: Ian Woolstencroft

For the Attention of John Machole,
Building and Development Control Manager,
Ribble Valley Borough Council,
Council Offices,
Church Walk,
Clitheroe.
BB7 2RA

01 NOV 2012

FOR THE
ATTENTION OF

30 October, 2012

Dear John,

RE: Planning Application No: S. 3/2012/0853; 0785; 0786; 0879

1. No objections. and 0888; 0669 and 0945.

2. However, the Town Council wish to object
to application 3/2012/0861 - Outline Land off
Miller Avenue, Clitheroe - residential development
on the same grounds as the original application.

Furthermore, the Town Council wish to object
to application 3/2012/0913 - Outline Land off
Waddington Road, Clitheroe - Outline application for
a residential development and a creche on the
following grounds (please see attached sheet).

Yours sincerely

Ian Woolstencroft
Ian Woolstencroft, Town Clerk

3/2012/0913- Land off Waddington Road, Clitheroe

- 1. That the development is outwith the settlement boundary as defined by saved policy G5 of the District wide local plan and because it precedes the emerging Ribble Valley Core Strategy and the work being done on the Development Land Document (DPD).**
- 2. On highway safety grounds in respect of the egress onto Bawdlands from Castle View which is already very difficult and a risky undertaking for Vehicles, bicycles and pedestrians alike. Furthermore, the increase in the Volume of vehicles would not improve this.**
- 3. Due to the location of the junction being on top of a bridge the Town Council are of the opinion that there is no possible realistic financial Engineering solution to this problem.**
- 4. The Town Council also object on highway congestion grounds due to the effect the development will have by increasing the volume of vehicles to the pinch point of the Waddington Road/ Railway View junction (under the railway bridge). Owing to these highway concerns the Town Council believe that this development is contrary to policy G1 of the Ribble Valley local plan, paragraphs 32 and 35 National Planning Policy Framework and policy DMG1 of the emerging Ribble Valley Core Strategy.**