



CLITHEROE TOWN COUNCIL

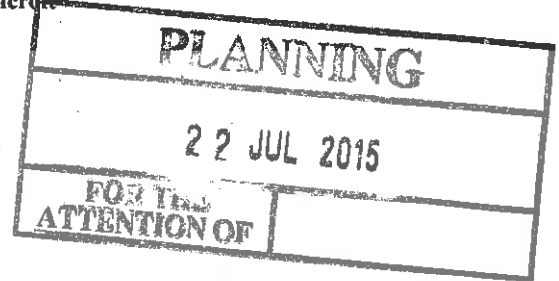
Clitheroe Town Hall, 9 Church Street, Clitheroe, Lancashire. BB7 2DD

Telephone: Clitheroe 01200 424722

Email address: clitheroe@btconnect.com

Town Mayor: Councillor Susan 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.

21. July, 2015.

Dear John,

RE; Planning Application No:.....

3/2015/0111; 0482; 0498; 0519;
S. 0522; 0554; 0560; 0563; 0564;
0546; and 0583.

1. No objections.

2. The Town Council have no objections to application 3/2015/0552 provided the application is within the RVBC guidelines for externally illuminated signs. However, the Town Council are concerned at the number of signs proposed.

3. However, the Town Council wish to object to application 3/2015/0446 on the same grounds as they did when objecting to application 3/2013/0711 and 3/2012/1092 (copy enclosed). They also wish to add the following objections: (see attached).

Yours sincerely,
Ian Woolstencroft
Ian Woolstencroft, Town Clerk.

Planning Application 3/2012/1092

Clitheroe Town Council Objects to the application on the following grounds:

- The development runs contrary to the emerging Ribble Valley Borough Council core strategy which envisages one strategic development site for Clitheroe. By approving this application the Town Council believes that the cumulative effect of this and application 3/2010/0719 would be to have a second strategic development site in Clitheroe.
- Notwithstanding the fact that an educational contribution would be paid by the developer for school places we do not believe that it is possible to provide the additional places in existing schools, due to physical constraints. Likewise we have concern that existing secondary schools would be able have the capacity for the extra places and we note that LCC is unable to specify, which if any local schools would be able to provide those places.
- We believe that the applicant's traffic assessment is flawed in assuming that the site is sustainable.
 - Para 1.1.2 claims that the site is approximately 1km to the town centre: yet it is 1.5km from the site entrance to the junction of Parson Lane and Station Road, which could be reasonably described as the outer edge of the town centre a 50% difference..
 - The report mentions various junctions and the cumulative effect on Primrose Bridge however it only includes 113 houses to be built at Primrose and fails to include the 86 that have planning permission in Low Moor or the 50 that have already planning permission at Littlemoor.
 - The town council also notes that the traffic assessment admits in para 6.10.12 that in the peak pm hour that Henthorn Road / Thorn St / Eshton Terrace junction will operate in excess of its capacity.
 - Para 2.2.20 says the level crossing barrier is only down once in the peak hour (5pm-6pm); however if you consult the rail timetable it will be at least twice(17:09 and 17:45) not including freight or charter steam trains.
 - The site has only one entrance / exit and we believe that this is contrary to para 35 of NPPF
 - The report claims a range of public transport opportunities which will facilitate non-car travel to and from the proposed development. We find it hard to describe one bus service as a range.
 - Finally we note the low accessibility score particularly for essential facilities such as primary schools and shops

PLANNING APPLICATION – 3/2015/ 0446

CLITHEROE TOWN COUNCIL'S FURTHER OBJECTIONS.

The Town Council have considered the reserved matters application and are of the view that in its present form the application should not be allowed to proceed for the following reasons:-

- **Security:** the Town Council note from the Police response that they say “back to back garden layout helps to provide security and surveillance to the crime vulnerable rear of the dwellings” However the Town Council note that the existing properties on Kenilworth Drive will be facing the gable ends of properties. The Town Council believes that the same protection should be afforded to existing residents as is given to residents on the new estate.
- **Property Type:** the Town Council notes the Borough Council’s Core Strategy Statement H3 which calls for the provision of housing for older people. The application is for 6 apartments built to Lifetime Homes Standard. However the Town Council feel that bungalows would be preferable to apartments. In particular if these were located backing on to Kenilworth Drive it would help the site blend in to the existing properties.
- **Deliveries to and from the site:** the town Council is aware of the continual issue of speeding on Henthorn Road. Therefore the Town Council would like to see a condition whereby all delivery drivers are advised by the developer of the 20mph limit on the road and requests that they adhere to it.
- **Off – site Highway works:** the Town Council notes condition No 16 of planning application 3/2013/0711 regarding off – site works and request that is strictly enforced.
- **Access to the site:** the Town Council notes condition No 10 of application 3/2013/0711 and wishes to see compulsory wheel washes for all vehicles exiting the site.