

Justification Statement



Clitheroe FC

Introduction

This report seeks to provide some background to the history of the land currently being developed, an explanation as to why it is happening now and how it is to be managed.

Landownership

The Clitheroe FC lease has always included the land between the back of the houses on Taylor Street and the pitch. Access has always been via Bright Street, see plan from 1954.

Use

It has always been used to store materials and has progressively been used more extensively to allow development on the Taylor Street side of the enclosed ground, as the club’s profile and ground grading requirements have demanded more and better facilities. This side of the ground now incorporates all of the main facilities on the ground except the clubhouse.

There have always been elements of hard standing/ gravel on the land from the days of the old main stand which dated back to the 1920s (and which was subsequently demolished in the 1970s). With every subsequent development, additional gravel was laid to allow for increasingly heavy and complex buildings to be delivered on site. This included sleepers for a terrace which turned into a seated area in the early 1980s. The current metal seated stand structure was erected in 1985.

The first separate changing rooms were put in place in 1997 after the FA Vase final at Wembley. In 2015, these changing rooms were replaced along with the installation of the toilet block, whilst a new sponsors lounge was put in 2016 to replace a 1950s Nissen Hut which had served as a canteen area. Further shipping containers have replaced existing structures for a new bar and canteen, which have subsequently been installed within the last 12 months. On each occasion, gravel was put down to enable installation.

In addition, in 2015, the club also allowed a council sub contractor to install a works cabin and to store materials on the land whilst refurbishment work was carried out on council properties on Taylor Street. This arrangement lasted for the best part of a year.

In between periods of construction the ground has been left to re-wild, which has given the impression that it might be lawn/landscaped.

Timing

Over the past 12 months, our new Chairman has set out clear and ambitious plans for the club. To date £200k has been spent on upgrades within the grounds.

One limiting factor on the club’s ambitions has always been the lack of parking provision. The club has never offered parking for fans, relying on-street parking. However, for the 40-45 cars which two teams, their managers and coaching staff and the three match officials generate, the club has used the land at its Pendle Road entrance to accommodate the best it can. Through intensive stewarding, approximately 25 cars have been accommodated on the forecourt.

The balance directed to park on the surrounding streets. As the club evolves, it is clear that the current parking and access will be a limiting factor to the club’s ambitions. Therefore, the club sought to exploit the redundant land between Taylor Street and the ground (hereafter the New Car Park).

Car Park Management

Access to the New Car Park area is to be controlled by a padlocked gate. On non-match days, this is opened and closed by volunteer ground staff, typically between 9am and 5pm. This allows a small number of trade vehicles access to the ground during the day.

On match days, the entrance will be manned by stewards from midday to ensure that only players, management, match officials and club media use the facility.

Parking bays will be allocated by stewards and once parked vehicles can not leave the premises until after the match has finished.

When the car park is full or by 2pm at the latest, the gate is locked. It is re-opened at full time and locked when the final car departs. The gate can also be opened between these hours for emergency vehicles if required.

For evening matches, typically 3 - 7 matches/season depending on cup run/replays the gates will be open from 6pm and closed by 10.30pm.

It is anticipated that the first team will play approximately 25 home games in a season. The club is also hoping to rent the ground to the Burnley FC Ladies team for 15 Sundays/season. The club’s under 23 team will have occasional access to the pitch for some of their games while there will be the occasional evening training sessions for the first team (who usually train elsewhere).

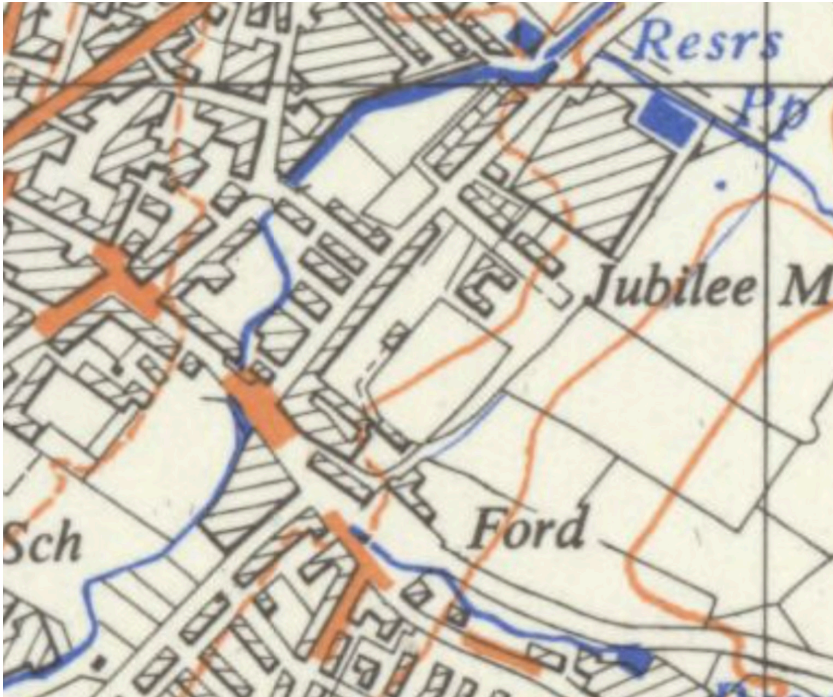
Finally, the club is planning to host one event per month, where the car park will be used by stall holders who will access the ground to put up their stalls.

Whilst it will vary season to season it is anticipated that the match parking will be required for 65 times per year or season.



prior to development of new stands and housing on Bright street

SD74 - B
Publication date: 1954



prior to recent works being undertaken



Fin Sinclair-Smith of FC United of Manchester with a shot
on goal challenged by Billy Priestly of Clitheroe FC at
Shawbridge, Clitheroe on 30 August 2020

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