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Planning Application

DESIGN STATEMENT – REVISION B

Client:

Clitheroe Cricket, Tennis and Bowling Club

Project Title:

Proposed Paved Area, Clitheroe Cricket Club, Chatburn Road, Clitheroe, Lancs., BB7 2AS

INTRODUCTION

This Design Statement is to be read in conjunction with the following drawings:

1355 – 01A Existing Site Plan

1355 – 02B Proposed Site Plan

1355 – 03 Existing Ground Site Plan

1355 – 04 Proposed Ground Site Plan

The development site is located in the south-west corner of the Clitheroe Cricket Club ground adjacent to the playing field boundary and Pavilion Bar.

RELEVANT PLANNING POLICY

In preparing the design reference is made to Ribble Valley Borough Council – Core Strategy 2008 – 2028 document.

The following policies are applicable to the site:

DMG1 General Considerations

DMG2 Strategic Considerations

DME2 Landscape and Townscape Protection

EN2 Landscape

EXISTING SITE

The existing paved area contains seating and tables adjacent to the pavilion bar for spectators use on match days. The paved area adjoins the tarmac path that runs around the perimeter of the playing field boundary. The site is in a class 1 flooding zone. The site is in planning use class E, as defined in The Town and Country Planning (use Classes) Order 1987 as amended in 2020.

PROPOSED WORKS

The proposed works are to extend the stone flagged, paved area to the west side of the existing paved area providing an additional 90m². The application is being submitted for consideration as the proposed area exceeds the permitted development limit of 50m².

The proposed paved area is to be level with the existing for 3.0m and then stepped up 300mm at the western end. 2no 150mm steps are to be provided across the full width of the area, with a 1 in 12 gradient ramp access at the northern side.

Edge protection is to be provided to the raised area by a 1.8m height timber fence (1.5m height above upper level). The fence will be vertically boarded with 150 x 25mm preservative treated boards with 25mm spacing between boards fixed to 150 x 50mm crossrails fixed to 100 x 100mm posts at 1.8m centres.

The new paved area is to be laid to a fall from east to west to allow rainwater to run off onto the grassed area at the rear to soak into the ground. The existing paving falls to a gully adjacent to the pavilion bar.

The existing tree noted as T1 on the drawing no. 1355-01A is to be removed as part of the development.

SUMMARY

The proposals are designed to have minimal impact in the overall visual appearance of the surrounding landscape in accordance with policies DME2 and EN2.

The paved area has been designed to reflect the policies of DMG1 and DMG2 with a high standard of design and is sympathetic to surrounding, existing land uses in terms of scale, intensity and nature.

Signed:

A handwritten signature in black ink, appearing to read 'Paul Derbyshire', written in a cursive style.

Paul Derbyshire *Dip.Surv.*

Dated: 25th March 2022