

Report to be read in conjunction with the Decision Notice.								
Signed:	Officer:	EP	Date:	26/08/2025	Manager:	SK	Date:	26.8.25

Application Ref:	2025/0125			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	16/04/2025	Site Notice:	16/04/2025	
Officer:	EP			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed removal of six floodlights and replacement with four floodlights with LED luminaires.
Site Address/Location:	Clitheroe Football Club Ltd Shawbridge Street Clitheroe BB7 1LZ.

CONSULTATIONS:	Parish/Town Council
No comments received.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	No objection subject to condition.
Sport England: No objection.	
CONSULTATIONS:	Additional Representations.
No comments received.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
Ribble Valley Core Strategy: Key Statement DS1: Development Strategy Key Statement DS2: Sustainable Development Key Statement EC1: Business and Employment Development Key Statement EC2: Development of Retail, Shops and Community Facilities Key Statement EC3: Visitor Economy Policy DMG1: General Considerations Policy DMG2: Strategic Considerations Policy DMB3: Recreation and Tourism Development National Planning Policy Framework (NPPF)
Relevant Planning History: 3/2021/0690 - Proposed creation of car parking (including lighting) and area of soft landscaping to redundant land behind stands. 3/2014/0305 - Replacement of existing welfare and storage facilities at the football club. Approved with conditions. 3/2008/0436 - Proposed demolition and replacement of existing dilapidated clubhouse with reuse of a prefabricated building and associated external work including accessible entrance ramp and resurfacing of existing car park with tarmac. Approved with conditions.

ASSESSMENT OF PROPOSED DEVELOPMENT:**Site Description and Surrounding Area:**

The application relates to an existing football club located within the defined settlement limits of Clitheroe. The site is relatively substantial in size comprising a football pitch with associated lighting and seating, as well as a clubhouse and changing facilities. The application site falls within an area subject to high surface water flooding and is within flood zones 2 and 3.

Proposed Development for which consent is sought:

Consent is sought for the replacement of the existing floodlight masts with new. There are 4 masts proposed which will be located at the four corners of the pitch.

Principle of Development:

Key Statement EC1 supports business growth in the Borough and states that the expansion of existing businesses will, wherever appropriate, be considered favourably.

Policy DMB3 states that planning permission will be granted for development proposals that extend the range of tourism and visitor facilities in the Borough. This is subject to the following criteria being met:

1. The proposal must not conflict with other policies of this plan;
2. The proposal must be physically well related to an existing main settlement or village or to an existing group of buildings, except where the proposed facilities are required in conjunction with a particular countryside attraction and there are no suitable existing buildings or developed sites available;
3. The development should not undermine the character, quality or visual amenities of the plan area by virtue of its scale, siting, materials or design;
4. The proposals should be well related to the existing highway network. It should not generate additional traffic movements of a scale and type likely to cause undue problems or disturbance. Where possible the proposals should be well related to the public transport network;
5. The site should be large enough to accommodate the necessary car parking, service areas and appropriate landscaped areas; and
6. The proposal must take into account any nature conservation impacts using suitable survey information and where possible seek to incorporate any important existing associations within the development. Failing this then adequate mitigation will be sought.

The application is for the improvement of an existing recreational facility in Clitheroe and therefore the proposals are considered to be acceptable in principle subject to an assessment of other material considerations. The main considerations in the determination of this application are the impact on neighbour amenity, visual amenity and highway safety.

Impact Upon Residential Amenity:

Clitheroe Football Club is located within an area of relatively dense residential development, as such, careful consideration must be given into the impact of the proposal on residential amenity.

The existing site benefits from 6 floodlight masts around the perimeter of the football pitch, with the football club itself having a longstanding existence within the area. The proposed development comprises a reduction in masts and associated lighting, proposing just 4 to each corner of the pitch. As such, despite the development being within close proximity to residential amenity, it is not considered the proposal would result in a substantial increase in light pollution when compared with the existing arrangement given the reduction in number.

The site is located in an area close to other commercial development with late operating hours, as well as being in close proximity to the A59, with Pendle Road providing key access to the A59, and its associated traffic movement and noise. As such, the proposal is within an area of relatively substantial light and noise pollution by virtue of surrounding development. The proposed floodlighting, against this existing backdrop of light and activity, will not result in an unacceptable degree of harm to neighbouring receptors.

The proposed lighting will face towards the football pitch in a downward direction and not directly toward any neighbouring residential property. The proposed lighting, being 15m above ground level, will sit well above the existing roofline of neighbouring houses. The taller the lighting, the easier it is to direct the lighting downward. The proposed lighting will therefore not result in direct glare to neighbouring windows as a result of this.

The submitted addendum outlines the operational hours of the floodlights, suggesting games will be played between the hours of the 3pm and 10.15pm, the light use will therefore be restricted to these times via condition to mitigate harm to residential amenity.

Visual Amenity/External Appearance:

The proposed masts will measure 15m in height and will be located to the four corners of the site. The existing floodlight masts, of which there are 6, measure 16m in height. Therefore, the proposed development, by virtue of the reduction in number of masts and slight reduction in height, will have less visual prominence than the existing development.

As such, it is not considered that the proposal will result in any visual harm to the amenities of the area.

Highways and Parking:

LCC Highways were consulted in relation to the proposal and raise no objection subject to conditions relating to the direction of the lighting in relation to the highway.

Landscape/Ecology:

BNG.

The development is exempt from having to achieve the mandatory Biodiversity Net Gain requirement as it is subject to the de minimis exception.

Flood Risk.

The site is located within Flood Zone 3 and therefore a Flood Risk Assessment (FRA) has been submitted to support the application. As the development is classified as 'less vulnerable' development there is no requirement to complete a sequential or exception test.

The submitted FRA identifies that the proposals would not increase the area of impermeable surfaces at the site and therefore will not alter surface water runoff. The proposals do not include any materials alterations to ground levels.

Observations/Consideration of Matters Raised/Conclusion:

As such, for the above reasons and having regard to all material considerations and matters raised that the application is recommended for approval.

RECOMMENDATION:	
That planning consent be granted subject to the imposition of conditions.	