


Late Items – Planning & Development Committee				 Ribble Valley Borough Council www.ribblevalley.gov.uk
Meeting Date: 18 SEPTEMBER 2025				
Briefing version		Issue Date:		
Committee Version	•	Issue Date:	18/09/2025	
Application Ref:	3/2025/0231	3 Church Street Clitheroe BB7 2DD		REC: APPROVAL

Since the agenda was published an updated set of proposed plans have been submitted detailing the updated cycle storage location and design, and location of bin storage. In addition, an updated planning statement has been submitted outlining an updated waste management strategy. These updates now make provision for an internal bin store to support the smaller commercial unit. The remaining bin storage will be in the rear courtyard along with the cycle storage. This updated arrangement is acceptable and ensures that there is enough space in the rear courtyard to facilitate storage and access.

As a result of the above, condition 2 has been updated accordingly as follows.

2. Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:

Location Plan

Proposed Site Plan 03-205 Rev P9

Proposed Floor Plans 03-203 Rev P11

Proposed Elevations 03-204 Rev P10

Construction Phase Plan 10/08/2025

3 Church Street – Clitheroe (statement)

REASON: For the avoidance of doubt and to clarify which plans are relevant to the consent hereby approved.

Furthermore, two additional conditions are proposed as follows.

11. Cycle storage shall be provided in accordance with the details as shown on Proposed Site Plan 03-205 Rev P9 and Proposed Floor Plans 03-203 Rev P11 prior to the house in multiple occupation (HMO) use hereby approved first becoming operative. This shall be thereafter retained and kept free of obstruction and available for the storage of a minimum of 5 bicycles at all times.

Reason: To promote sustainable transport as a travel option, encourage healthy communities and reduce carbon emissions.

12. Refuse storage for the development hereby approved shall be provided in accordance with the details as shown on Proposed Site Plan 03-205 Rev P9, Proposed Floor Plans 03-203 Rev P11 and the Waste Management Strategy prior to the uses hereby approved first becoming operative. All refuse and recycling bins shall be stored within the confines of the application property at all times thereafter, save for when they need to be presented on the street on bin collection day(s).

Reason: To ensure proper storage of waste and suitable refuse collection arrangements appropriate to the use of the site.

Additionally, it has come to councils attention that the access ginnel, which will provide access to the HMO entrance at the rear of the site, and access to the rear courtyard where the bin and cycle storage provision is, is not in the applicant’s ownership. Although, the applicant has confirmed that they benefit

from an unlimited right of access. Whilst this does not materially alter the assessment of the application, it does mean that the applicant is required to serve notice on the owner of the ginnel. As such, the relevant 21-day notice period has been served on 18th September 2025. Consequently, the decision cannot be issued until said notice period has ceased and any representations dealt with.

The recommendation has therefore changed to:

Defer and Delegate to the Director of Economic Development & Planning for approval subject to conditions following the cessation of the 21-day notice period. Should any new representations be received within this 21-day period which raise new material planning issues then the application will be brought back for the Committee to consider.

Application Ref:	3/2025/0441	3 Church Street Clitheroe BB7 2DD	REC:	APPROVAL
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An updated set of proposed plans have been submitted detailing the updated cycle storage and location of bin storage. These updates now make provision for an internal bin store to support the smaller commercial unit which has resulted in alterations to the elevations whereby a new bin store door is now shown on the west elevation and a rear door on the east elevation has been omitted. This updated arrangement and detailing is acceptable.

As a result of the above, condition 2 has been updated accordingly as follows.

2. Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:

Location Plan

Proposed Site Plan 03-205 Rev P9

Proposed Floor Plans 03-203 Rev P11

Proposed Elevations 03-204 Rev P10

REASON: *For the avoidance of doubt and to clarify which plans are relevant to the consent hereby approved.*