

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111 www.ribblevalley.gov.uk planning@ribblevalley.gov.uk

Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2025/0647

DECISION DATE: 24 July 2026

DATE RECEIVED: 28/08/2025

APPLICANT:

Mr Chris Musson
Clitheroe Football Club Ltd
The Loom Loft Stadium
Shawbridge Street
Clitheroe
BB7 1LZ

AGENT:

Mr Paul Derbyshire
PD Construction Consultants
7 Beech Street
Clitheroe
BB7 2LL

DEVELOPMENT PROPOSED: Proposed demolition of existing clubhouse and construction of new clubhouse and community hub.

AT: Clitheroe Football Club, Shawbridge Street, Clitheroe, BB7 1LZ.

Ribble Valley Borough Council hereby give notice that **permission has been granted** for the carrying out of the above development in accordance with the application plans and documents submitted subject to the following condition(s):

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.

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 Drawing No: 1720 - 1001
- Proposed Site Plan Drawing No: 1720 - 102
- Proposed Parking Plan Drawing No: 1720 - 201
- (Amended) Proposed Ground Floor Plan Drawing No: 1720 - 04 Rev B (received 21.01.2026)
- Proposed Gallery Floor Plan Drawing No: 1720 - 05
- (Amended) Proposed Elevations 1 of 2 Drawing No: 1720 - 06 Rev A (received 23.01.2026)
- (Amended) Proposed Elevations 2 of 2 Drawing No: 1720 - 07 Rev A (received 23.01.2026)
- Proposed Cross Section Drawing No: 1720 - 08

Reason: For the avoidance of doubt as the proposal was the subject of agreed design improvements and/or amendments and to clarify which plans are relevant to the consent.

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3. The materials to be used on the external surfaces of the development shall be implemented as indicated on the Application Form, (Amended) Proposed Elevations 1 of 2 Drawing No: 1720 - 06 Rev A (received 23.01.2026) and (Amended) Proposed Elevations 2 of 2 Drawing No: 1720 - 07 Rev A (received 23.01.2026).

Reason: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality.

4. No external lighting shall be installed on the clubhouse building hereby approved, or elsewhere within the site, until details of a scheme for any external building or ground mounted lighting / illumination have been submitted to and approved in writing by the Local Planning Authority.

For the avoidance of doubt the submitted details shall include luminance levels and demonstrate how any proposed external lighting has been designed and located to avoid excessive light spill / pollution and shall include details to demonstrate how artificial illumination of important wildlife habitats is minimised/mitigated.

Reason: To enable the Local Planning Authority to exercise control over development which could prove materially harmful the character and visual amenities of the immediate area and to minimise/mitigate the potential impacts upon protected species resultant from the development.

5. The development shall be carried out in accordance with the approved land levels indicated on (Amended) Proposed Ground Floor Plan Drawing No: 1720 - 04 Rev B (received 21.01.2026), (Amended) Proposed Elevations 1 of 2 Drawing No: 1720 - 06 Rev A (received 23.01.2026) and (Amended) Proposed Elevations 2 of 2 Drawing No: 1720 - 07 Rev A (received 23.01.2026).

No other change in land levels shall be undertaken unless precise land level details have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details.

Reason: To ensure the proposed development responds positively to characteristics of the area.

6. Notwithstanding the provisions of the Town and Country Planning (Use Classes) (Amendment) (England) Order 2015, or any equivalent Order following the revocation and re-enactment thereof (with or without modification), the clubhouse building hereby approved shall only be used for the purposes of Local community Use Class F2 (b) and (c) and for no other purpose, including any other purpose within Use Class F2.

Reason: To define the scope of the permission hereby approved and to ensure that the development remains compatible with the character of the area.

7. The clubhouse building hereby approved shall only be open for business between the following hours:

General opening hours

18.30 - 22.30 Monday
18:00 - 23:00 Tuesday
18:00 - 23:00 Wednesday
17:00 - 23:00 Thursday
14:00 - 19:00 Friday
12:00 - 23:00 Saturday
12:30 - 17:00 Sunday

Community hub hours

10:00 -12:00 Morning booking
13:30 - 15:30 Afternoon booking
19:00 - 21:00 Evening booking

There shall be no business operated from the premises outside the stated opening hours.

Reason: To comply with the terms of the application and in the interests of protecting the amenities of the surrounding area.

8. The development hereby approved shall be implemented and maintained in accordance with the following noise mitigation measures:-
- A lobbied door system shall be installed to both side elevations of the clubhouse building hereby approved to ensure that any access point has at least one door closed at any one time
 - The sound system shall have the following specifications:
 - Loudspeakers shall be smaller and frequently (i.e. more speakers rather than fewer) distributed around the space
 - All loudspeakers shall be isolated from the structure using anti-vibration mounts
 - No Subwoofer shall be used
 - All glazing (windows and doors) shall be upgraded with a minimum sound reduction index of 33 dB Rw + Ctr. The solidcore door to the external bar area shall also have a sound reduction index of 33 dB Rw + Ctr
 - The ceiling is to be upgraded to 2 x 15mm Soundbloc on resilient bars. There shall only be penetrations in the ceiling for cabling (or equivalent diameter) and then sealed with acoustic mastic
 - A lobbied door system shall be installed, as per the glazing performance of 33 dB Rw + Ctr. The lobbied doors shall have acoustic seals including threshold seals
 - A noise limiter device shall be installed so that noise levels do not breach those given in Figure 15 of the submitted noise assessment dated 25 June 2026 (Report No: 11506). The limiting device shall limit low frequencies, especially in the 63 and 125 Hz range. All live or amplified music played on the premises must be run through the noise limiter device at all times.
 - All exterior doors shall have acoustic seals

Reason: In order that the Local Planning Authority may ensure that the activities associated with the proposal are appropriate to the locality and to protect the residential amenities of nearby residents/occupiers.

9. The construction phase(s) of the development hereby approved shall be carried out in accordance with the details as specified within the (Amended) Construction Management Plan - Revision A (received 22.07.26).

The approved Construction Management Plan shall be adhered to throughout the construction period for the development.

Reason: In the interests of the safe operation of the adopted highway during the demolition and construction phases.

10. No building or use hereby permitted shall be occupied until the car parking area has been surfaced or paved in accordance with a scheme to be approved by the Local Planning Authority and the car parking spaces and manoeuvring areas marked out in accordance with Proposed Parking Plan Drawing No: 1720 - 201. The car parking area shall thereafter be kept free of obstruction and available for the parking cars at all times.

Reason: To allow for the effective use of the parking areas.

11. Prior to first use of the clubhouse building hereby approved cycle storage provisions shall be submitted to the Local Planning Authority, in consultation with the Local Highway Authority. These cycle facilities shall thereafter be kept free of obstruction and available for the parking of bicycles only at all times.

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

12. No events shall take place at the clubhouse building hereby approved that would result in a scheduling conflict with any other approved use of the facility. In particular, football related events (including matches, training sessions, or associated gatherings) shall not occur simultaneously with any community-based events (including meetings, classes, or social functions) within the clubhouse or its grounds. Each private booking or event shall commence no earlier than 15 minutes after the conclusion of any preceding function, to allow for adequate transition and avoid overlap. A booking and event schedule shall be maintained by the operator and made available to the Local Planning Authority upon request to demonstrate compliance.

Reason: To ensure the orderly use of the development, prevent operational conflicts between different user groups, safeguard amenity, and support effective management of the facility in accordance with local planning policies.

13. No development shall commence until a detailed, final surface water sustainable drainage strategy for the site has been submitted to and approved in writing by the Local Planning Authority.

The detailed surface water sustainable drainage strategy shall be based upon the sustainable drainage and principles and requirements set out in the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems. No surface water shall be allowed to discharge to the public foul sewer(s), directly or indirectly.

The details of the drainage strategy to be submitted for approval should include, as a minimum:

- Details of whether the site is greenfield or previously developed in terms of drainage
- Assessment of the hierarchy of drainage options
- Details of the contributing area
- Restricted discharge rate
- On-site surface water storage
- Allowances for climate change and urban creep
- Above ground, multifunctional SuDS components
- Arrangements for management and maintenance

The sustainable drainage strategy shall be implemented in accordance with the approved details.

Reason: To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with the Paragraphs 181 and 182 of the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems.

14. The site shall be drained via separate systems for the disposal of foul and surface water.

Reason: To secure a satisfactory system of drainage and to prevent pollution of the water environment.

Note(s)

1. For rights of appeal in respect of any condition(s)/or reason(s) attached to the permission see the attached notes.
2. The applicant is advised that should there be any deviation from the approved plan the Local Planning Authority must be informed. It is therefore vital that any future Building Regulation application must comply with the approved planning application.
3. The Local Planning Authority has endeavoured to work proactively and positively to resolve issues and considered the imposition of appropriate conditions and amendments to the application to deliver a sustainable form of development.
4. This Decision Notice should be read in conjunction with the officer's report which is available to view on the website.

5. There must be no reversing into or from the live highway at any time all vehicles entering the site must do so in a forward gear, and turn around in the site before exiting in a forward gear onto the operational public highway. There must be no storage of materials in the public highway at any time. There must be no standing or waiting of machinery or vehicles in the public highway at any time. Vehicles must only access the site using a designated vehicular access point. There must be no machinery operating over the highway at any time, this includes reference to loading/unloading operations all of which must be managed within the confines of the site. A licence to erect hoardings adjacent to the highway (should they be proposed) may be required. If necessary, this can be obtained via the County Council (as the Highway Authority) by contacting the Council by telephoning 01772 533433 or emailing lhsstreetworks@lancashire.gov.uk All references to public highway include footway, carriageway, and verge.
6. Sustainable Travel Information shall be made readily available on digital platforms. The information shall include details of walking and cycling routes, public transport options and timetables, public car parking facilities and any incentives or schemes available to encourage employees, visitors, and customers to travel sustainably.

Nicola Hopkins

NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

Notes

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision, then you must do so within 6 months of the date of this notice unless the following apply:

- If this is a decision to refuse planning permission for a householder application or a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice [reference], if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.

Appeals should be made online via <https://appeal-planning-decision.service.gov.uk/before-you-start>. If someone does not have access to the internet and needs help completing the appeal digitally, they should contact the Planning Inspectorate customer service team on 0303 444 5000 who will provide details of support options available.

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Before making an appeal, you may find it helpful to review guidance and watch a video explaining the appeals process at <https://www.gov.uk/government/collections/make-an-appeal-to-the-planning-inspectorate-and-associated-guidance>.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.