

Report to be read in conjunction with the Decision Notice.								
Signed:	Officer:	BT	Date:	23/7/26	Manager:	LH	Date:	24/7/26

Application Ref:		3/2025/0647		 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	9/1/26	Site Notice:	9/1/26	
Officer:	BT			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed demolition of existing clubhouse and construction of new clubhouse and community hub.
Site Address/Location:	Clitheroe Football Club, Shawbridge Street, Clitheroe, BB7 1LZ.

CONSULTATIONS:	Parish/Town Council
Clitheroe Town Council:	No objections.

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	No objections subject to conditions.
RVBC Environmental Health:	No objections subject to conditions.
United Utilities:	No objections subject to conditions.

CONSULTATIONS:	Additional Representations.
Objections have been received from two households which are summarised as follows: • Impact of the proposal upon residential amenity • Impact of the proposal upon highway / pedestrian safety A further representation has been received in addition to the above which makes reference to an ongoing issue with regards to a mix up of addresses however this issue constitutes a private matter outside of the remit of a material planning consideration and as such cannot be assessed under this application.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
Ribble Valley Core Strategy: Key Statement DS1: Development Strategy Key Statement DS2: Sustainable Development Key Statement EN5: Heritage Assets Key Statement EC1: Business and Employment Development Key Statement DMI2: Transport Considerations Policy DMG1: General Considerations Policy DMG3: Transport & Mobility Policy DME4: Protecting Heritage Assets Policy DME6: Water Management

Policy DMB1: Supporting Business Growth and the Local Economy

Planning (Listed Buildings and Conservation Areas) Act 1990

National Planning Policy Framework (NPPF)

Relevant Planning History:

3/2025/0125:

Proposed removal of six floodlights and replacement with four floodlights with LED luminaires (Approved)

3/2021/0690:

Proposed creation of car parking (including lighting) and area of soft landscaping to redundant land behind stands (Approved)

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)

3/1998/0286:

New changing rooms - purpose made mobile unit (Approved)

3/1997/0186:

Ground improvements phase I - application for new changing rooms (re-submission) (Approved)

3/1997/0019:

Phase I - access road, car park and changing rooms (Withdrawn)

3/1997/0018:

Phase II - outline application for clubhouse and more covered terracing (Withdrawn)

3/1996/0153:

Construct a covered standing terrace (Approved)

3/1994/0662:

Erection of seated stand (Approved)

3/1991/0160:

Erection of 2 no. Covered standing enclosures (Approved)

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a clubhouse building which is currently in use by Clitheroe Football Club. Access to the application site is from Shawbridge Street via the back alleyway sited to the rear of No. 49 – 67 Shawbridge Street. The existing clubhouse building roughly comprises a rectangular footprint with plywood panel walls, white UPVC doors and windows and a gabled roof consisting of profiled metalised sheets. An informal vehicle parking area adjoins the South-western side of the clubhouse building with its associated sports pitch and stands sited on the North-western and North-eastern sides of the clubhouse. The surrounding area is predominantly residential in character with Clitheroe town centre lying within walking distance of the site to the West of the application site.

Proposed Development for which consent is sought:

Planning consent is sought for the demolition of an existing clubhouse building and construction of a new clubhouse and community hub building.

Principle of Development:

Key statement EC1 of the Ribble Valley Core Strategy states that the expansion of existing businesses will be considered appropriate wherever appropriate.

In addition, Policy DMB1 of the Core Strategy states:

'Proposals that are intended to support business growth and the local economy will be supported in principle...the expansion of existing firms within settlements will be permitted on land within or adjacent to their existing sites, provided no significant environmental problems are caused.'

In this instance, the proposal relates to the replacement of an existing clubhouse building. The application's supporting information states that the existing clubhouse building was erected in 2008 and is now reaching the end of its design lifespan with the thermal insulation properties of the building now being insufficient to current standards. In addition, it is stated that the existing clubhouse building accommodates a maximum of 100 people however home match average attendances for the last football season are stated to have been at 760 people, with similar or greater numbers anticipated for future seasons. In light of this, it is stated that the existing clubhouse building is insufficient in terms of size to accommodate current and future numbers of match patrons at the site. Consequently, planning consent is sought for a replacement clubhouse building to accommodate recent increases in crowd attendances to accommodate both home and away supporters. It is further stated that consideration has also been given to maximise the potential use of the replacement clubhouse building and engage with the broader fanbase and local community through adapting the design of the building for use as a community hub for community groups and clubs and for family functions.

Taking account of the above, it is considered that the proposed development would align with the objectives of Key statement EC1 and Policy DMB1 of the Core Strategy in as much that the proposal would amount to the expansion of facilities for an existing sporting organisation within the settlement of Clitheroe which in turn would assist with the growth of the organisation whilst also potentially delivering economic benefits to the economy of the Borough through custom from increased visitor numbers. Furthermore, it is not considered that the proposed development would give rise to any significant environmental problems. Consequently, the proposed development is considered to be acceptable in principle, subject to further assessment of additional material planning considerations.

Residential Amenity:

Paragraph 135 (f) of the National Planning Policy Framework states:

'Planning policies and decisions should ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users'.

Furthermore, Policy DMG1 of the Core Strategy requires all proposals for development to consider the effects of development upon existing amenities.

In this instance, the footprint of the proposed replacement clubhouse building would be located slightly further towards the South-east (approximately 7 metres) with its North-eastern roof profile being slightly higher than the roof profile of the existing building however analysis shows that a sufficient separation distance would remain in place between the proposed clubhouse building and residential properties of No.

33 – 39 Mearley Syke 39 which are sited at a slightly higher topography to that of the application site. Furthermore, the window openings proposed for the South-western elevation of the replacement clubhouse building would not provide any new opportunities for overlooking towards the residential properties of No. 49 – 67 Shawbridge Street relative to the existing arrangement in place and the window openings proposed for the North-eastern elevation of the proposed building would solely provide views onto the pitch and stand areas of the application site. Consequently, it is not considered that the proposed development would result in any loss of natural light, outlook or privacy to the site's surrounding residential receptors. The introduction of a new clubhouse building to the site accommodating larger numbers of visitors and non-sporting functions has the potential to give rise to increased noise levels however a noise assessment has been provided in support of the application which has been subject to review from the Council's Environmental Health team who have deemed the findings of the submitted noise report to be acceptable, subject to the proposed building being constructed and operated in accordance with the report's specified mitigation measures.

In light of the above, it is not considered that the proposed development would be harmful to the amenity of any neighbouring residents and would therefore be compliant with the aims and objectives of Paragraph 135 (f) of the NPPF and Policy DMG1.

Visual Amenity/External Appearance:

Paragraph 135 (c) of the NPPF states:

'Planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting'.

Policy DMG1 of the Ribble Valley Core Strategy provides additional general design guidance as follows:

'All development must be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing and style...particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character.'

With regards to assessing development affecting the setting of a Listed Building, Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

'In considering whether to grant planning permission [or permission in principle] for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'

In this instance, the proposed clubhouse building would comprise a slightly larger footprint to that of the existing building on site however the footprint of the proposed building is not considered to be excessive in terms of area in the context of the buildings surrounding the application site. In addition, whilst the proposed building would exceed the existing building in terms of its height, the upper end of the building's mono-pitched roof profile would only be marginally higher than the gabled roof profile of the existing building. Furthermore, the proposed building would comprise concrete elevations detailed in a pale grey render, charcoal grey aluminium doors and windows and slate blue metal roof sheets, all of which would be largely in keeping with the external appearance of the existing clubhouse building whilst carrying a discreet and neutral visual impact. Moreover, and as conveyed above, the proposed clubhouse building would be located on the site of the existing clubhouse building which is set well back from the public realm on Shawbridge Street. As such, the proposed clubhouse building would read as a proportionate and congruent form of development that would carry little additional visual impact beyond that of the existing building on site. For this reason it is not considered that the proposed development would detract from the character and appearance of the adjacent Grade II Listed Building Ashgrove Shaw Cottage (in any case

analysis suggests that the proposed development would not be directly read in concert with the adjacent heritage asset from any public viewpoints).

In light of the above, it is not considered that the proposed development would be harmful to the visual amenities of the area or setting of the aforementioned heritage assets. The proposal would therefore satisfy the requirements of Paragraphs 135 (C) of the NPPF, Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy DMG1 of the Core Strategy.

Highways and Parking:

The proposed development has been subject to review from Lancashire County Council Highways who in their initial responses (dated 19/9/25 and 16/10/25) made requests for further information to be provided in relation to parking provisions, access routes, operational details outlining event scheduling, attendance levels, and traffic mitigation strategies and a travel strategy promoting sustainable transport modes. The above details have since been provided and reviewed by the LHA who have raised no further issues with the proposed development subject to the imposition of conditions with regards to construction management, surfacing materials, cycle storage provision, sustainable travel information and event timings. On this basis, it is not considered that retention of the unauthorised development would have any undue impacts upon highway safety as such the proposal satisfies Policy DMG1 of the Core Strategy (highways).

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.

Other Matters:

Flood Risk

Recently updated flood risk mapping (NaFRA2 - National Flood Risk Assessment 2) identifies the application site as partially lying within Flood Zones 2 and 3 and being at risk of flooding from surface water therefore a flood risk assessment and associated flood risk mapping data have been provided in support of the application. In this instance, analysis shows that the footprint of the proposed clubhouse building would be located outside of Flood Zones 2 and 3 and the identified extent of surface water flood risk which is limited to a section of the site's access alleyway to the rear of No. 49 – 59 Shawbridge Street. In addition, the submitted flood risk assessment states that the finished ground floor level of the proposed clubhouse building would be sited 1.5 metres above the projected flood risk level within the site, and this is also shown on the application's amended ground floor plan and elevation drawings. Consequently, the proposed development raises no significant concerns with respect to flood risk.

Observations/Consideration of Matters Raised/Conclusion:

The proposed development would amount to the expansion of facilities for an existing sporting organisation within the settlement of Clitheroe which in turn would assist with the growth of the organisation whilst also potentially delivering economic benefits to the economy of the Borough through custom from increased visitor numbers. Furthermore, it is not considered that the proposed development would give rise to any significant environmental problems. The proposal would therefore align with the objectives of Key statement EC1 and Policy DMB1 of the Core Strategy and is therefore considered to be acceptable in principle.

In addition, it is not considered that the development proposed would have any undue impacts upon neighbouring amenity, the visual amenities of the area or setting of the Grade II Listed Building Ashgrove Shaw Cottage. Furthermore, the development as proposed does not raise any concerns with respect to highway safety, the ecology of the area or flood risk.

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.
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