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Your ref: 3/2025/0647
Our ref: 3/2025/0647/HDC/KW
Date: 19 September 2025

Location: Clitheroe Football Club Shawbridge Street Clitheroe BB7 1LZ
Proposal: Proposed demolition of existing clubhouse and construction of new clubhouse and community hub.
Grid Ref: 374720 441735

Dear Stephen Kilmartin

With regard to your consultation letter dated 2 September 2025, I have the following comments to make based on all the information provided by the applicant to date.

Summary

Further Information

Lancashire County Council acting as the Local Highway Authority (LHA) does not consider that the application as submitted fully assesses the highway impact of the proposed development and further information is required as set out in this response.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) are in receipt of an application for the proposed demolition of the existing clubhouse and construction of a new clubhouse and community hub at Clitheroe Football Club, Shawbridge Street, Clitheroe.

The LHA are aware of the recent planning application for the site, which are as follows:

- 3/2025/0125 - Proposed removal of six floodlights and replacement with four floodlights with LED luminaires.
- 3/2021/0690 - Proposed creation of car parking (including lighting) and area of soft landscaping to redundant land behind stands.

Site Access

The LHA have reviewed drawing number 1720 - 102 titled "Proposed Site Plan" and are aware that the site accesses, on Bright Street and Shawbridge Street, will remain unaltered following the proposal. Therefore, the LHA have no further comments to make regarding the access.

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Internal Layout

The applicant has provided information regarding the proposed building's internal dimensions, which is 309 square meters. When considering the parking standards, detailed in the Joint Lancashire Structure Plan, the LHA would usually apply for Class use F2 1 parking space per 22 square meters, which results in the proposal usually being required to provide a total of 14 parking spaces.

Whilst the LHA acknowledge that the parking provisions, previously agreed under application 3/2021/0690, would only serve players, management, match officials and club media. These provisions could be offered during daytime events held within the community hub as such, they should be included within this proposal and the LHA would look for a parking plan to be included as part of this proposal.

The LHA would look for similar controls as previously agreed, such as that the car parking facilities being managed so that they only serve those attending daytime events at the community hub.

The access road between Bright Street and the car park is privately maintained and without a separate footway, due to the sub-standard layout and lack of separate footways and street lighting, the LHA would only look for this access to be used only during the daytime and as such would not support the use during private events held on Saturdays evenings for example.

Operating statement

The LHA has reviewed the information contained within the statement submitted by the applicant and understands that the development will allow more use of the site as a community hub, and not solely as a match day venue. It is planned to offer the building for community groups & clubs, and for family functions. There is also a need for a larger facility to support the demand during match days as well as to accommodate improved disability access and increased sanitary facilities.

The LHA has reviewed the opening hours and requests further information to gain a clearer picture of how community groups, clubs, and other events will be held and managed should the proposal gain approval.

The applicant has advised the following opening hours:

Monday 18.30 – 22.30 U23 team home games
 Tuesday 18.00 – 23.00 First team home games
 Wednesday 18.00 – 23.00 Cup replay matches (very occasional use)
 Thursday 17.00 – 23.00 Pool Team
 Friday 14.00 – 19.00 General trade
 Saturday 12.00 – 19.00 First team home games
 Saturday 19.00 – 23.00 Events & private functions.
 Sunday 12.30 – 17.00 Ladies team matches

The applicant also advised that moving the premises will be open during selected weekday mornings and afternoons.

The LHA require clarification on if events & private functions are currently being held on Saturday between the hours of 19:00 till 23:00, or if this is part of the new proposal. Whilst the applicant has advised that following the proposal, the premises will be open during selected weekday mornings and afternoons the LHA require further information on the maximum number of attendees during these times, an estimate of how many events will take place during the day, how the site and parking needs will be managed and if private community events and private functions are likely to follow each other.

The LHA would recommend that these events do not clash with any other use of the facility, and that football events will not take place at the same time, which will allow the use of the private car park during these times. Each private booking should take place no earlier than 15 minutes after the last function to ensure that no vehicle conflict takes place on Bright Street.

Sustainability

The site is located within a highly sustainable location, which is well served by regular bus and train services within walking distance of the site. The site is also located close to local amenities and facilities. There is a comprehensive package of Transport Regulation Orders in the area, which should prevent inappropriate parking. The site would benefit from the inclusion of secure cycle storage to ensure the provision and availability of adequate cycle parking and the promotion of sustainable forms of transport.

Conclusion

In summary, the Local Highway Authority (LHA) has identified several areas requiring further clarification to ensure the development does not adversely impact the surrounding transport network.

Key concerns include the management of parking provision, the safe and appropriate use of substandard access routes, and the need for a more detailed operating statement outlining event scheduling, attendance levels, and traffic mitigation strategies. The LHA also encourages the incorporation of sustainable transport measures, such as secure cycle storage and promotion of public transport use.

The applicant should provide a revised parking plan, a comprehensive operating statement with clearer event logistics, and assurances regarding parking and access restrictions.

Yours sincerely
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