

For the attention of John Macholc
Head of Planning Services
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA

19 November 2019

Dear John

Please see below comments from Clitheroe Town Council in regards to the following planning applications:

Application Number: 3/2019/0930

Site Address: Clitheroe Light Engineering Units, A-C Upbrooks Industrial Estate
Clitheroe, BB7 1PL

Comments: No objections

Application Number: 3/2019/0943

Site Address: Land adjacent to Unit 11-12 Deanfield Drive, Clitheroe, BB7 1QJ

Comments: No objections

Application Number: 3/2019/0954

Site Address: Lodematic Ltd, Primrose Works, Primrose Road, Clitheroe BB7 1BS

Comments: Clitheroe Town Council wishes to object to this application on the grounds of highway safety. The entrance to the development is situated on an already dangerous bend in the road and the amount of traffic along Primrose Road to Woone Lane has already increased significantly due to the new developments so there is a high potential for an accident at the proposed development's entrance.

Application Number: 3/2019/0964

Site Address: 1 Castle Street and 2-4 Parson Lane Clitheroe, BB7 2BT

Comments: Clitheroe Town Council wishes to object to this application on the grounds that the residential amenity of the occupants of 6 Parson Lane will be compromised due to the entrance to the apartments being situate adjacent to their own entrance which, to date, has enjoyed a degree of privacy. The Town Council also wishes to express concerns regarding parking provision for the occupants of the apartments as free car parking is only available on a nearby car park at certain times and on-street parking is also subject to time restrictions.

Application Number: 3/2019/0971

Site Address: 20 King Street, Clitheroe BB7 2EP

Comments: No objections

Application Number: 3/2019/0928

Site Address: 13 Moorland Crescent, Clitheroe BB7 4PY

Comments: No objections

Application Number: 3/2019/0997

Site Address: Land off Henthorn Road, Clitheroe BB7 3BY

Clitheroe Town Council wishes to object to the proposal as it is considered contrary to Policies DMG2 and DMH3 of the Ribble Valley Core Strategy in that approval would lead to the creation of new residential dwellings in the defined open countryside. It would be located outside of a defined settlement boundary, without sufficient justification insofar that it has not been adequately demonstrated that the proposal is for that of local needs housing that meets a current identified and evidenced outstanding need.

The Town Council has serious highways concerns about the impact of the development on Henthorn Road; in particular it notes that in the developer's own Traffic Assessment for application 3/2013/0711 for 140 houses (approved) they admit in para 6.10.12 that in the peak pm hour the Henthorn Road / Thorn St / Eshton Terrace junction will operate in excess of its capacity. They also note the highways comment for application 3/2018/0688 (110 houses approved on appeal) that the Highway authority commented that issues at the junction were "locally managed by highway users on a courtesy basis".

Consequently, the Town Council would respectfully ask that Ribble Valley Borough Council carried out an Independent Traffic Survey and that such Survey is undertaken both during school term time and on a day when the Henthorn Road recycling centre is open.

Notwithstanding the Town Council's objection to the application 3/2019/0997, if Ribble Valley Borough Council were minded to approve, the Town Council would expect to see the following conditions:

- A financial contribution for school places
- A financial contribution to leisure facilities
- A financial contribution to Primrose Lodge
- A 5-year financial contribution towards ensuring the site is connected to the town centre by bus services
- The town council would also like to see the pavement in front of the site connect with 3-1-FP 17 where it crosses Henthorn Road.

Application Number: 3/2019/1000

Site Address: Lily Cottage, 2/4 Bawdlands, Clitheroe BB7 2JZ

Comments: No objections

Application Number: 3/2019/0951

Site Address: Land at Pendle Road, Clitheroe

Comments: No objections

Application Number: 3/2019/0970

Site Address: Primrose Dairy, Railway View Road, Clitheroe BB7 2HE

Comments: Clitheroe Town Council wishes to object to this application on the grounds that it is in a conservation area and there is a proposal to replace timber doors with new UvPC doors. There are also concerns regarding parking and it is submitted that there should be double yellow lines on the highway to prevent inappropriate parking.

Application Number: 3/2019/0983

Site Address: 1 Ennerdale Road, Clitheroe BB7 2PB

Comments: No objections

Application Number: 3/2019/1030

Site Address: Land at former golf driving range, Lincoln Way, Clitheroe BB7 1QD

Comments: No objections

Yours sincerely

CATHY HOLMES (MRS)
TOWN CLERK