

For the attention of John Macholc
Building and Development Control Manager
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA

19 February 2019

Dear John

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

Application Number: 3/2019/0022

Site Address: E H Booths Station Road, Clitheroe, BB7 2JT

Comments: No objections

Application Number: 3/2019/0042

Site Address: 26 Mytton View, Clitheroe, BB7 2QE

Comments: No objections

Application Number: 3/2019/0051

Site Address: Bellman Farm, Chatburn Road, Clitheroe, BB7 4JX

Comments: No objections

Application Number: 3/2019/0071

Site Address: Land off Henthorn Road, Clitheroe, BB7 2QF

Comments: The application is outside the settlement boundary claims and the applicant claims that the council does not have a five-year land supply.

However, documentation for RVBC Planning Committee on 6th September for application 3/2018/0008 says that

“With regard to housing land supply, at the time of writing this report it is considered that the latest published figures (March 2018) the Council has a 5.3-year housing land supply. In light of the fact that Ribble Valley Borough Council can demonstrate completions above our annual requirement for the past 4 years it is of the opinion that the 5% buffer is applied for the purposes of calculating our 5-year supply (as per paragraph 73 of the new NPPF).”

Therefore the Clitheroe Town Council objects to the development as it is outwith the settlement boundary and the planning authority can prove a 5-year land supply.

The Town council notes the traffic assessment for Planning Application 3/2012/1092 would be according to para 6.10.12 that in the peak pm hour that Henthorn Road / Thorn St / Eshton Terrace junction will operate in excess of its capacity.

One can only assume that this development will mean that it will exceed that capacity even more.

Therefore Clitheroe Town Council objects to the development on the grounds of highway congestion and that it is detrimental to the residential amenity of all those living in the Henthorn Road area.

Finally the Town Council notes the traffic speeds around the site entrance of 27-28 mph. This compares unfavourably with a traffic speed count of 26mph by LCC in September 2016.

Therefore Clitheroe Town Council objects to the development on the grounds of highway safety.

Application Number: 3/2019/0077

Site Address: 67 Fairfield Drive, Clitheroe BB7 2PS

Comments: No objections

Application Number: 3/2019/0088

Site Address: Castle Museum, Clitheroe Castle, Castlegate, Clitheroe BB7 1AZ

Comments: No objections

Application Number: 3/2019/0097

Site Address: Playing Field, Edisford Road, Clitheroe BB7 3LA

Comments: No objections

Application Number: 3/2019/0069

Site Address: 63 Littlemoor Road, Clitheroe BB7 1EW

Comments: No objections

Yours sincerely

CATHY HOLMES (MRS)
TOWN CLERK