

Head of Planning Services  
Ribble Valley Borough Council  
Council Offices  
Church Walk  
Clitheroe  
Lancashire  
BB7 2RA

15 October 2024

Dear Sir/Madam

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

**Application Number:** 3/2024/0585

Site Address: 3 Church St, Clitheroe, BB7 2DD

Comments: Clitheroe Town Council wishes to object to this application and would like to make the following observations:

- The property is Grade 2 listed so all aspects need to be very sympathetic to the surroundings
- The retail element looks good (x3 units)
- The HMO has reasonable access and also bin storage with some outdoor space

However, it is submitted that the classification is wrong. It is listed as C4 HMO but this covers up to 6 occupants and the application is for 7 occupants which means the classification should be sui generis. The bathroom situation is also non-compliant.

There are two bathrooms for the seven occupants and one is en-suite. So, for the purposes of calculating requirements, the room and bathroom should be removed from the equation. Six occupants would require two further bathrooms with two toilets and this application only has one beyond the en-suite.

**Application Number:** 3/2024/0760

Site Address: Ashgrove Barn, 1 Shawbridge St, Clitheroe, BB7 1LZ

Comments: No objections

**Application Number:** 3/2024/0762

Site Address: 61 Salthill Road Clitheroe, BB7 1PE

Comments: No objections

**Application Number:** 3/2024/0520

Site Address: 17 Whitewell Drive Clitheroe, BB7 2NY

Comments: No objections

Yours faithfully

**CATHY HOLMES (MRS)**  
**TOWN CLERK**

