

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

14 January 2020

Dear John

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

**Application Number:** 3/2019/1095

Site Address: 13 Princess Avenue, Clitheroe, BB7 1PL

Comments: No objections

**Application Number:** 3/2019/1090

Site Address: 13 Langshaw Drive, Clitheroe, BB7 1EY

Comments: No objections

**Application Number:** 3/2019/1138

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

Comments: No objections

**Application Number:** 3/2019/1104

Site Address: Land off Hawthorne Farm, Hawthorne Place, Clitheroe, BB7 2HU

Comments: Clitheroe Town Council wishes to formally object to this application. In conjunction with the objection please note the following:

- 1.) The Town Council notes that in July 2018 RVBC's Planning Committee chose 3 sites in Clitheroe, one of which was Hawthorne Place, for the 'Additional Housing Land Allocations.' This was to be part of the NPPF buffer over and above the 5-year land

supply. It was suggested the site could take around 40 dwellings but this application puts the figure at 58.

- 2.) The Town Council notes that, according to the County's Highways Engineer:
- The garage dimensions fall below the accepted 6m x 3m minimum dimensions and therefore cannot be considered as bona fide parking spaces. This being the case, the parking provision would fall below expectations.
  - Driveway parking spaces should be of adequate length to avoid vehicles overhanging the footway and wide enough to allow pedestrians (wheelchairs and pushchairs included) to gain access to the front door. Advice on parking space width is a width of 2.6m – 3.2m depending on layout.
  - The Town Council also notes that the size of the affordable houses is below recommended standards.

Combining these three issues the Town Council therefore objects to the development on grounds of density.

Furthermore, the Town Council notes that the Transport Statement was written in October 2018 and therefore considers this to be out of date. The Town Council thinks that, due to the ongoing development in the Waddington Road area and Clitheroe in general, the Highways impact of the development can only properly assessed with an up to date Transport Statement with a traffic survey carried out on a day when local schools are open.

Finally, if Planning Committee is minded to approve the application, the Town Council would respectfully ask for a condition that helped alleviate flooding under Waddington Road bridge: likewise, one that saw the adoption of the stretch of road from Milton Avenue past Cowper Avenue and underneath the middle railway bridge; that wheel washes are used for all vehicles leaving the site and that the developer makes good any damage to Hawthorne Place and surrounding roads by construction traffic.

Yours sincerely

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

