

Ribble Valley Borough Council
Housing & Development Control

Your ref 3/2021/1285
Our ref D3.2021.1285
Date 25th January 2022

FAO John Machole

Dear Sir/Madam

Application no: **3/2021/1285**

Address: **Stanley House Preston New Road Mellor BB2 7NP**

Proposal: **Retrospective temporary planning permission (2 years) for a wedding marquee on a site to the west of the main built form of Stanley House.**

The Local Highway Authority have viewed the plans and highway related documents and have the following comments to make:

Summary

No objection

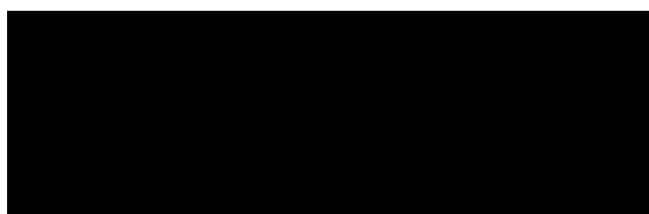
Lancashire County Council acting as the Local Highway Authority does not raise an objection regarding the proposed development and are of the opinion that the proposed development will not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site.

Advice to Local Planning Authority

The Local Highway Authority (LHA) are in receipt of a retrospective application for the temporary use (2 years) of a wedding marquee to the west of the main built form of Stanley House, Preston New Road, Mellor.

The LHA are aware of the most recent planning history at the site which is listed below:

3/2020/1059- New development (to replace approved but unbuilt development from 2008 planning consent) including: New Spa and Leisure Complex, Banquet Hall, Extensions to Existing Hotel Entrance and Restaurant, New Bedroom Block, Extended Car Park, Amendment of Internal Access Road, Rerouting of Park Public



Right of Way and Enhancement of Existing Section of Right of Way, New Hard and Soft Landscaping and Tree Planting. Permitted 11/08/2021.

3/2018/0462- Application for the discharge of condition 3 (materials), 4 (section details) and 6 (roof lights) from planning permission 3/2018/0147. Permitted 03/08/2018.

3/2018/0147- Proposed change of use from office (B1) to residential (C3) including minor internal alterations to form separate dwelling, ground floor apartment and duplex apartment. Proposed installation of electronically operated black wrought iron gates to the existing vehicular entrance and the existing boundary opening to the north east site boundary. Permitted 09/05/2018.

3/2018/0051-Change of use from ground floor office to two bedroom residential apartment. No external changes proposed. Withdrawn-12/02/2018.

3/2017/1158- Proposed installation of electronically operated black wrought iron gates to the existing vehicular entrance to the north east site boundary. Proposed installation of manually operated black wrought iron gates and railings to the existing boundary opening to the north east site boundary. Permitted 05/02/2018.

3/2017/0215-Discharge of condition 3 (precise specifications of works to the fabric of the listed building), condition 4 (precise specifications of new services) and condition 5 (precise specifications of a car park and manoeuvring scheme) from planning permission 3/2016/0928. Permitted 18/05/2017.

3/2016/0928- Change of use from B1 (office use) to C3 (dwelling) to form two dwellings. Permitted 17/02/2017.

3/2016/0469- Change of use from B1 office to class C3 residential LBC. Resubmission of application 3/2012/0838. Refused 15/07/2016.

3/2014/0121- Proposed extension to rear and new pitched roof to existing garage. Permitted 25/03/2014.

3/2012/0839- Proposed change of use from class B1 office to class C3 residential (two houses). Permitted 19/11/2012.

The LHA have reviewed the Cover Letter provided by the Agent, Rural Solutions, and are aware that the marquee is required so that the site can continue to host weddings while the development work continues following the permission of application reference 3/2020/1059.

It is worth noting, as stated in the Cover Letter, that the marquee is located on the footprint of the banqueting hall which was approved under application reference 3/2020/1059. However, the hall is yet to be erected and works will not start in this area until the main part of the development is complete.

Once the main works is complete, the marquees will be removed, and works will start to erect the banqueting hall.

Therefore, the marquees are only temporary for 2 years while works commence on the site.

As a result, given that the application is for a temporary use and that the LHA have already approved that the site can provide 400 car parking spaces following application reference 3/2020/1059, the LHA have no concerns regarding parking and so have no objection to the proposal.

Yours faithfully

A black rectangular box redacting the signature of the official.

Highway Development Control
Highways and Transport
Lancashire County Council