

Ribble Valley Borough Council
Housing & Development Control

Tel
Email

Your ref 3/2022/0282
Our ref [REDACTED]
Date 28th April 2022

FAO John Macholc

Dear Sir/Madam

Application no: **3/2022/0282**

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

Proposal: **Illuminated V-shaped advertisement board on Preston New Road/Entrance to Stanley House.**

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

Summary

No objection subject to conditions

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 subject to the following conditions being stated on any approval.

Advice to Local Planning Authority

The Local Highway Authority (LHA) are in receipt of an application for the proposed illuminated advertisement board at Stanley House, Preston New Road, Mellor.

The LHA are aware of the recent planning history at the site with it being listed below:

3/2021/1285- Retrospective temporary planning permission (2 years) for a wedding marquee on a site to the west of the main built form of Stanley House. Permitted 31/01/2022.

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 Withdrawn-12/02/2018.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 supporting documents and have no objection to the illuminated sign which will have the maximum illumination levels of 299 cd/m², as stated on the Application Form, as shown on the Local Planning Authorities website.

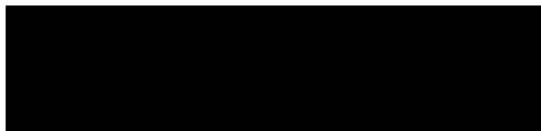
The LHA will condition, to ensure that the illuminance levels do not exceed the maximum levels given the area of the site, that the maximum luminance of the light source shall not exceed 400 cd/m²

Conditions

1.The maximum luminance of the light source shall not exceed 400 cd/m2.

REASON: To avoid glare, dazzle or distraction to passing motorists and pedestrians.

Yours faithfully



Highways and Transport
Lancashire County Council