

Ribble Valley Borough Council
Housing & Development Control

Phone: 0300 123 6780
Email: developeras@lancashire.gov.uk

Your ref: 3/2023/0858
Our ref: D3.2023.0858
Date: 21st December 2023

FAO Kathryn Hughes

Dear Sir/Madam

Application no: **3/2023/0858**

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

Proposal: **Retention of wedding marquee and raised decking to the west of the main built form of Stanley House until 31.12.2027.**

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 (3.5 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 relevant planning history associated with the site:

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.

3/2018/0147- 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.

3/2017/1158- 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.

The LHA have reviewed the Planning Statement 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 Planning Statement, 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 3.5 years while works commence on the site. As a result, given that the application is for a temporary use and they are already existing at the site, the LHA have no objection to the proposal.

Yours faithfully

Ryan Derbyshire
Assistant Engineer
Highway Development Control
Highways and Transport
Lancashire County Council