

| Report to be read in conjunction with the Decision Notice. |                 |           |              |                   |                 |           |              |                 |
|------------------------------------------------------------|-----------------|-----------|--------------|-------------------|-----------------|-----------|--------------|-----------------|
| <b>Signed:</b>                                             | <b>Officer:</b> | <b>EP</b> | <b>Date:</b> | <b>16/10/2026</b> | <b>Manager:</b> | <b>LH</b> | <b>Date:</b> | <b>16/10/26</b> |

|                                    |            |                     |    |                                                                                                                                                                                                                  |
|------------------------------------|------------|---------------------|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application Ref:</b>            | 2026/0655  |                     |    |  <div>Ribble Valley<br/>Borough Council</div> <div><a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a></div> |
| <b>Date Inspected:</b>             | 16/10/2026 | <b>Site Notice:</b> | NA |                                                                                                                                                                                                                  |
| <b>Officer:</b>                    | EP         |                     |    |                                                                                                                                                                                                                  |
| <b>DELEGATED ITEM FILE REPORT:</b> |            |                     |    | <b>APPROVAL</b>                                                                                                                                                                                                  |

|                                 |                                                                                                                       |
|---------------------------------|-----------------------------------------------------------------------------------------------------------------------|
| <b>Development Description:</b> | Advertisement consent for installation of one externally illuminated projecting sign to identify Barrow Village Hall. |
| <b>Site Address/Location:</b>   | 22 and 23-25 Old Row Whalley Road Barrow BB7 9AZ                                                                      |

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|------------------------------------------------------------|----------------------------|
| <b>CONSULTATIONS:</b>                                      | <b>Parish/Town Council</b> |
| No representations received in respect of the application. |                            |

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|-----------------------|----------------------------------------------|
| <b>CONSULTATIONS:</b> | <b>Highways/Water Authority/Other Bodies</b> |
| <b>LCC Highways:</b>  | NA                                           |
| <b>CONSULTATIONS:</b> | <b>Additional Representations.</b>           |
| No comments received. |                                              |

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| <b>RELEVANT POLICIES AND SITE PLANNING HISTORY:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <p><b>Ribble Valley Core Strategy:</b></p> <p>Key Statement DS1: Development Strategy<br/> Key Statement DS2: Sustainable Development<br/> Key Statement EC2: Development of Retail, Shops and Community Facilities</p> <p>Policy DMG1: General Considerations<br/> Policy DMG2: Strategic Considerations<br/> Policy DMB1: Supporting Business Growth and the Local Economy</p> <p>National Planning Policy Framework (NPPF)</p>                                                                                                                                                                                          |
| <p><b>Relevant Planning History:</b></p> <p><b>2024/0513:</b><br/> Proposed change of use of vacant restaurant/public house and adjoining cottage to village hall to include first floor meeting rooms and ancillary storage. Demolition of single storey flat roof link extension to rear.</p> <p><b>2023/0153:</b><br/> Proposed erection of a 66 bed care home (use class C2) for elderly people with associated parking, access, landscaping and associated ground works, alongside the erection of 3 dwellings (use class C3) following the demolition of nos. 23-25 Old Row. (Approved)</p> <p><b>2021/1261:</b></p> |

Discharge of Conditions 27 (Construction Method Statement), 28 (Street phasing and completion plan) and 29 (Management and Maintenance Details) of planning permission 3/2016/0146.

**2021/0649:**

Discharge of condition 9 from planning permission 3/2016/0146 – Drainage. (Approved)

**2021/0203:**

Discharge of condition 4 (S104 Plan), 5, 6, 7 (Drainage Strategy), 11 (Surface Water Drainage Scheme), 12 (S104 Adoption plan), 15 (Demolition Drawings), 16 (Energy Scheme), 25 (On Site construction works), 26 (Highway condition survey), 27 (CEMP), 28 (Phasing Plan), 29 (Section 38 drawing) and 30 (Road Engineering Plan). from planning permission 3/2016/0146. (Approved)

**2020/0324:**

Non Material amendment to vary timing of condition 7 (surface water drainage scheme) from outline planning permission 3/2016/0146. (Approved)

**2019/0393:**

Discharge of conditions from planning permission 3/2016/0146. Conditions - 5 - drainage strategy, 6 - foul and surface water drainage, 7 - drainage, 9 - drainage management and maintenance plan, 10 - culvert, 11 - surface water drainage, 12 - drainage management and maintenance plan, 13 - programme of archaeological works, 14 - ground investigation, 15 - scheme of demolition and external finishes, 20 - details of bat and bird boxes, 21 - lighting/illumination scheme, 27 - construction method statement, 30 full engineering and drainage and lighting scheme. (Approved)

**ASSESSMENT OF PROPOSED DEVELOPMENT:**

**Site Description and Surrounding Area:**

The application relates to 23–25 Old Row, Barrow which is occupied as a Village Hall. The application site is within the defined settlement limits of Barrow with the immediate area being largely characterised by residential development.

**Proposed Development for which consent is sought:**

The submitted details seek consent for the erection of one externally illuminated projecting sign in order to identify the Village Hall.

**Impact Upon Residential Amenity:**

The application site is heavily surrounded by residential development and therefore, given the illuminated nature of the proposed sign, consideration must be given into impact to neighbouring amenity.

The area as existing benefits from a number of streetlights and other commercial signage which benefits from similar down-lighting to that proposed, as such, there is already a level of external illumination within the street scene. In this respect, taking account of the downward facing configuration of the lighting, it is not considered that the signage will result in any significant adverse impacts upon residential amenities. However, for mitigation, a condition will be placed on the decision to ensure the lighting is only in operation when the business itself is open to the visiting public. To ensure there is no unnecessary light pollution at unsociable hours.

As such, and taking account of the above matters, the proposal does not raise any significant direct conflicts with Policy DMG1 which seeks to ensure of adequate standards of residential amenity and protect against

development(s) that would result in measurable detrimental impact(s) upon nearby existing residential amenities.

**Visual Amenity/External Appearance:**

The proposed signage is projecting with external illumination and therefore is visually prominent within the wider street scene. Careful consideration must therefore be given in respect to impact on the character of the area.

The sign itself is modest in scale, measuring 1.2m by 800mm being positioned 3.9m above ground level. This is considered proportionate to the size of the building and will not appear as a prominent addition to the streetscape. The sign is also comparable in scale and design to others found in the immediate vicinity. Similarly, the proposed downlights reflect those found in the locality and will therefore not appear out of character in this setting.

As such, no adverse impact on visual amenity is expected resultant of the development.

**Highways and Parking:**

No highways implications identified.

**Landscape/Ecology:**

No ecology implications identified.

**Observations/Consideration of Matters Raised/Conclusion:**

As such, for the above reasons and having regard to all material considerations and matters raised that the application is recommended for approval.

**RECOMMENDATION:**

That planning consent be granted subject to the imposition of conditions.