**Planning Committee Update Sheet – 7th February 2018**

**Item 6**

**07/2017/3283/FUL – Former Windmill Public House, Preston new Road, Mellor Brook.**

Change to Condition 11

Delete - (30 mins)

Additional Representation

A further letter of objection has been received from Nigel Evans MP who writes in support of Salmesbury and Mellor Parish Council’s and the Samlesbury Action Group.

In the letter he states that he believes the application is not in the best interests of local residents and will be detrimental to their quality of life. He also believes it will also pose a danger to road users and pedestrians. His objections can be summarised as follows:

* The proposed entrance off the A677 poses a risk as it is extremely close to the Branch Road entrance and pedestrian crossing.
* When exiting, vehicles leaving the site on the A677 towards Preston will have an impaired view of oncoming traffic.
* Vehicles leaving the development from Branch Road to the A677 will face a 50mph speed limit which only reduces to 30mph slightly before the Branch Road exit.
* Turning right from the Branch Road exit towards Preston presents a risk due to traffic heading towards Blackburn at high speed.
* A total of 350 residents have registered their concerns about traffic speeds and accidents along this stretch of the A677.
* There is another garage close to the application, situated in Mellor Brook on the A677 (This is not a material planning consideration).

A further letter of objection has been received from an adjoining neighbour who reiterates their earlier objections on the following grounds;

* Highway and pedestrian Safety
* Does not meet planning criteria for Petrol Filling Stations (No reference to where these criteria are published)
* 26 homes within 100 feet of development
* Light pollution
* Increased Noise disturbance
* In emergency configuration of site does not allow tankers to leave quickly
* Bats were present on the site in the trees cut down, work has also been carried out on the public house
* The village has two convenience stores already this is not required (Not a material planning consideration)
* Property houses a coal fired traction engine concern in relation to safety.