



PLANNING	
02 FEB 2021	
FOR THE ATTENTION OF	

For the attention of Mr Adam Birkett
Ribble Valley Borough Council
Church Offices
Church Walk
Clitheroe
BB7 2RA

28th January 2021

Dear Sir/Madam

Planning Application No 3/2020/1061
Proposed erection of a seven bedroom holiday cottage
Location : Pendle View Primrose Lane Mellor BB2 7EQ

I write in connection with the above planning application. Our property is adjacent to the proposed site and wish to object strongly to the development of a seven bedroom holiday cottage.

The proposed site is a north facing exposed hillside with no nearby amenities, no streetlights, no bus service, and no nearby tourist attractions. Unsuitable traffic access and exit in all directions.

The stress on the infrastructure namely the roads:

Primrose Lane/Saccary Lane are both narrow steep winding lanes, with blind bends criss-crossed with footpath and bridle ways, only suitable for one vehicle to pass in many places, many horse riders, some experience and some young novices use these lanes, and many Mellor residents avoid using these lane for the above reasons and take alternative routes.

Saccary Lane and Primrose Hill have recently been inaccessible due to the ice and snow for over a week, they are not on a gritting route and stranded vehicles had to be parked on our drive for several days, this development creates a dangerous situation especially for the emergency services who have had to attend several accidents on Saccary Lane.

It was stated by the Highways Authority previously that it was expected that the entrance to the site would not be part of the shared entrance with existing property, this has not been addressed at present and the site entrance means large vehicles cannot make a left turn into the property, they have to drive past and reverse back into the site, also exiting from the site it is difficult for them to turn right down to Saccary Lane, consequently some vehicles have not been using the designated route as stated in the conditions.

There are 11 properties on Primrose Lane and the 7 bedroom holiday cottage plus the 12 lodges under development would triple the occupancy in the area. As stated, the anticipated high occupancy rate, plus staff i.e. gardeners, cleaners, site service personnel, waste disposal vehicles etc., will result in well over a thousand visitors to the site each year. Which would obviously effect wild life and livestock and cause more worries for the local farming community.

Nuisance to neighbours

The scale, appearance and design of this site means it is overlooked by several properties, the anticipated floodlighting for road and car parking, of which there is no mention in the planning application, would adversely affect these residents, as would the noise generated from the cottage and any anti-social behaviour.

This proposed site is at the rear of our property and will not be screened for floodlighting and noise by the proposed hedgerow and trees.

A recent development on the A59 at Dewhurst Farm were required to build a stone wall to screen the development, can this not be done for the proposed development?

Mr Pridmore the tourist officer said: "I think the quality of the environment in Ribble Valley is the key, along with its sense of community pride. It is not just a good place to live but a good place to visit. We manage tourism carefully so it does not spoil life for residents."

The application if successful, alongside the other is already causing problems for residents!

Core Value Policy DMB3: Recreation and Tourism Development

10.25-3 states the development should not undermine the character, quality or visual amenities of the plan area by virtue of its scale, siting, materials or design.

The design of the holiday cottage especially the materials used (brick) is out of character with the area and could negatively affect the visual amenities of the neighbourhood. This site is visible from all the public roads surrounding the development namely Mellor Lane, Saccary Lane, Primrose Hill and Primrose Lane.

The applicant seeks to convert this into a substantial holiday complex, which would place undue burden on the surroundings.

The site once developed will have 12 holiday lodges (which have not yet been completed) and with the addition of the seven bedroom holiday cottage will mean that the site will be considerably over developed by virtue to the scale of the site.

There is also no mention of the existing residential property or any future plans for its development.

Health and Safety Issues and Safe Guarding There is no mention of how the site will be managed. If they are to use the policy from the application from the holiday lodges, The owner/manager will not be residing on the development, therefore the site will not be managed 24 hours (last check in is 7pm), this means that there is no one available to manage the site and enforce the site rules/policies and it is unacceptable to expect local residents to have to contact owners/managers/ environmental officers or the police if problems arise.

Is this the safe/correct policy with the substantial number of extra visitors?

Many visitors will be children there are obvious safeguarding issues here with no site management available to manage any situations that will arise.

Visitors with dogs would cause problems for the local farmers and their livestock while walking in the area, also the site is not secure and dogs can escape and cause harm to the local livestock.

The visitors to the site will want to walk in the area during the day and at night, there are no pavements on any of the roads surrounding this development and no street lighting which would seriously endanger these visitors and residents with the increase of traffic.

Negative and adverse impact of the development particular on the landscape and locality

Although this site has been allowed to fall into neglect all the surrounding farm land is farmed successfully and profitably and has been for many years by local farmers.

Contrary to the applicant's survey regarding the lack of wildlife, I have lived in this area for forty two years and have observed lots of wild life who thrive quite happily including many brown hare's bats and badgers, not sure how many will survive after this proposal and the previous application for holiday cabins have finished dumping hundreds of tons of demolition hard-core to adjust the land levels.

Section 3 of the planning statement states that the nearest dwellings is Pendle View and that other properties are over 100m away. The entrance/exit to this site is immediately adjacent to Primrose Cottage, Lower Leeches Farm house and to Mellor House and will have a massive impact on these properties.

We are concerned in time the proposed holiday cottage may be individually sold and should ask that this option is prohibited.

We respectfully request the proposed site and dwelling should not be sold separately. We should also request that the proposed site should not be used for any other forms of tourism or commercial ventures.

Despite the scale of the development, the applicant does not mention any addition staff being employed, and so the development will not directly create any material benefit in terms of employment.

Other applications in the area namely Dewhurst Farm on the A59 have been required to provide electric power points for visitors to recharge the vehicles but why not this site? With so many visitors to this development it should be a required condition in all applications of this nature and not just a selected few.

The applicant and agent are correct that there are plenty of other caravan parks, lodges, Shepherd huts, Chalet, yurts close by, the nearest ones being at Cunliffe Farm, on Saccary Lane and at the bottom of Saccary Lane near its junction to Longsight Road there is North Wood, Oak House, Acorn Lodge, and Myrefold Farm. Have we not got enough - soon there will be more tourist than residents!!

We feel that this development conflicts with the core value and local policy (see above) and hope you take my above concerns seriously when making your decision.

Yours sincerely