

4th February 2021

Mr Adam Birkett
Principal Planning Officer
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
BB7 2RA

By Email

Dear Mr Birkett,

Re: Planning Application No: 3/2020/1061

I write to raise my concerns in respect of the above planning application.

Visibility of Site

In their submission for an extension to the existing house, "Pendle View", in 2017, the architects stated:

"The design of an extension is an important consideration. Poorly designed extensions will appear as stark features, which are out of keeping with the original house. **In addition to this, they can harm the character of the wider area.**"

Should not this consideration therefore apply to a new-build and should not the materials used for a new, permanent house or cottage be subjected to the same standards?

This current planning application refers to the fact that the build will be in keeping, visually, with the already permitted lodges but these, by definition, are not permanent structures. Surely, the house/cottage should be seen as being designed to be in keeping with the surrounding dwelling-houses, i.e., constructed of or faced with natural stone, as per the regulations for the permitted extension of Pendle View and not brick?

As with the application for the holiday lodges, point **22. Site Visit** states that the site cannot be seen from 'a public road, public footpath, bridleway or other public land.' This statement I find puzzling, as it can be seen clearly from Saccary Lane, Primrose Hill and Mellor Lane.

I am disappointed to find that there is no mention of electronic vehicle charging points, nor, indeed bicycle storage, although many guests are expected to be exploring the locality on two wheels.

Management of Site

I note from the application that there is to be no increase or decrease in the number of employees on the site, therefore, who is to be responsible for any 'out of hours' problem that may arise? One of the conditions cited in the granting of the application for 12 holiday lodges in January 2020 was a curfew between the hours of 10.30 pm and 7.30am. Is this not more difficult with a household of 14 and no on-site management? I should like to see a guarantee that this condition will be met.

Highway

Since the commencement of building work in preparation for "The Everything Retreat", large vehicles, delivering machinery and hard-core, have had varying degrees of difficulty. It has been impossible for many of them to turn into the site, driving up Primrose Lane, and they have had to drive past the entrance, stop outside Primrose Cottage and then reverse in. Similarly, on leaving, several have not been able to turn right back onto Primrose Lane and have had to drive up the lane to Mellor Lane, a route not agreed at the time of the granting of the application. The lane, already suffering from severe water erosion, is quickly being damaged further as these vehicles are churning up the grass verges, creating further breakup of the edges of the road surface and enlarging the already present potholes. Concern is raised as to the effect of yet further increase in traffic on these narrow, unlit country lanes.

Live Magazine

In an article in the December issue of The Ribble Valley magazine, the Applicant states that "plans are in the pipeline for an existing property on the site, which will be transformed into a luxurious, six-bedroomed retreat house catering for 14 guests." Is this existing property referred to the new build or is it the existing house, "Pendle View"? I understand that if it is indeed the existing house no comment can be made until change of use of a residential property is requested. However, this article would suggest future plans to further increase the size of the development.

In this promotional article the applicant mentions she is "creating a welcoming reception area, where guests can enjoy a cappuccino or drink from the bar area". Should not this 'bar area' have featured in the previous planning application for the holiday lodges?

The article mentions plans "that will include collaborations with local inns and restaurants to deliver breakfast hampers and dinner with champagne.....Also planned is a chauffeur service for those wanting to eat out". Again, this could impact greatly on the traffic on the lane.

I request that you read the enclosed copy of the magazine article in its entirety, which, if all envisaged comes to fruition, in no way portrays a holiday destination aimed at those wishing to experience the 'quiet enjoyment of the rural aspects of the Ribble Valley'.

I request that you consider my concerns seriously.

Yours sincerely,

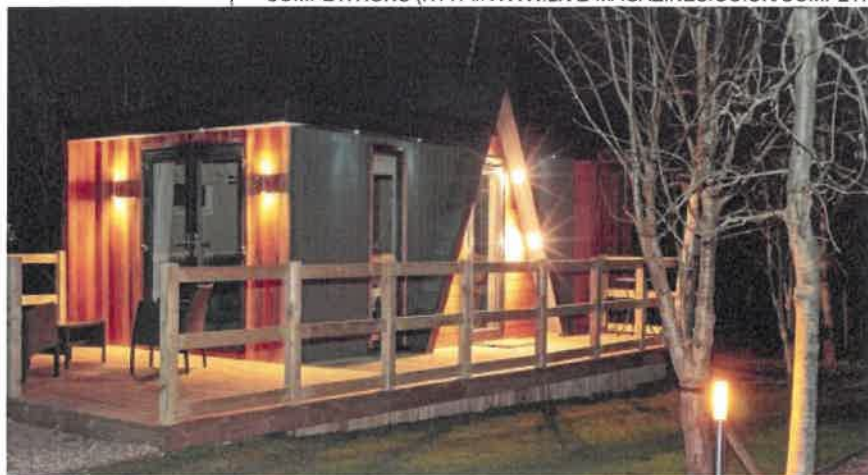
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A luxury lodge retreat featuring private hot tubs, fire pits and an exclusive concierge service is set to open in the Ribble Valley this summer. So, get set to relax and unwind

Three years ago, Louise Monk had a vision. She had acquired a property surrounded by beautiful countryside in the heart of the Ribble Valley: "I saw its potential and decided to forge ahead to create a luxurious, woodland retreat where visitors could stay in beautiful lodges and experience every luxury they could imagine through our own in-house concierge service!" explains Louise, whose dream is now well underway.

She is currently working on-site alongside contractors and skilled tradesmen, endeavouring to complete and launch The Everything Retreat by June 2021, when she will welcome her first guests.

The Everything Retreat will feature 12 exclusive cedarwood lodges located in secluded countryside in Mellor. And plans are in the pipeline for an existing property on the site, which will be transformed into a luxurious, six-bedroomed retreat house catering for 14 guests.

The Everything Retreat lodges will provide stunning open plan living with log burners, comfy sofas, a kitchenette, sumptuous beds and crisp linen, along with full length glass windows with panoramic views overlooking Pendle Hill and the wider Ribble Valley countryside.

Each will be decorated on a different theme: "The interiors of the lodges will each have a different feel to them – but they all represent the ultimate in luxury and style," says Louise. "We want to take our guests on a journey from the moment they arrive so it's important that each lodge maintains an individual look."

While The Everything Retreat site is underway, Louise is planning a concierge service that will include collaborations with local inns and restaurants to deliver breakfast hampers and dinner with champagne to guests. Louise is working together with Stuart and his head chef at the Spread Eagle at Mellor to create these: "I am really excited to be able to offer this service. Going the extra mile is really important."

Also planned is a chauffeur service for those wanting to eat out, an exclusive in-lodge beauty, hairdressing and massage experience and a bespoke event planning service for those choosing to celebrate special events at The Everything Retreat.

When guests arrive at The Everything Retreat, they simply park-up and enjoy a golf buggy ride through the quiet seclusion of the countryside to their chosen lodge, where they can hunker down in front of the fire or venture out to see the diverse wildlife.



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“We have owl nesting boxes and hedgehog boxes – one of the main attractions on site is the wildlife,” says Louise.

Speaking about her plans for the on-site country house, Louise adds: “This will be for guests who want to celebrate in luxurious surroundings, and again they will have our concierge service available to them. If they want a private chef to cook for them, we will organise it. I also envisage that the house could be used for retreat-style getaways.”

The house will feature ‘contemporary with a traditional twist’ décor and like the lodges at The Everything Retreat, a number of open launch events are planned this year.

“I can’t wait to welcome our first guests!” says Louise, who is creating a welcoming reception area, where guests can enjoy a cappuccino or a drink from the bar area. The reception will also feature locally made products crafted in the Ribble Valley.

If any artisans are keen to feature their products at The Everything Retreat, they should contact Louise on 07816 229617

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From: Planning
Subject: FW: Planning Application 3/2020/1061

From: [REDACTED]
Sent: 09 February 2021 10:54
To: Planning <planning@ribblevalley.gov.uk>
Subject: Planning Application 3/2020/1061

Dear Sirs

Re: Application to erect a 7-bedroomed "Cottage" at Pendle View, Primrose Lane, Mellor.

I wish to record my strong objection to this proposed holiday "cottage" mainly for the following reasons:

The planning statement refers to Pendle View, a dwelling in its own right, stated to be the residence of Mrs L Monk, the applicant who is also stated in the report to be resident at Cunliffe Moss Farm, Saccary Lane, Mellor. A previous application to introduce 12 holiday lodges on land adjacent to Pendle View, also made by Mrs Monk, has already been approved by the planning authority. I can see no justification for further holiday accommodation on this site.

The 12 lodges have approval for 14 car parking spaces whilst the current application seeks approval for a further 3 spaces. I see this as adding further to the problems already recently created by contractors visiting the site. Primrose Lane is a very narrow one and I have had to turn back several times to permit a heavy lorry to proceed down the lane. The addition of 15 permanent car parking spaces, in addition to the day-to-day visits by other visitors to the site (such as gardeners, site management etc etc) will add further to the traffic situation as well as causing further damage to the road surface which has shown significant deterioration in recent weeks, due mainly to the heavy vehicles which frequent the site.

The lane's surface is being badly eroded and the sides of the carriageway are a disaster waiting to happen. Indeed some of the kerbstones on Saccary Lane, close to its confluence with the bottom of Primrose Hill have been dislodged for the last 2-3 years, evidenced by the appearance at least 2 years ago of warning signs, placed there presumably by LCC's Highways department. We are still waiting for the kerbstones to be replaced as was promised.

The planning statement refers to one dwelling in the immediate vicinity on Primrose Lane (apart from Pendle View which I understand has been empty for some time) and I must presume that this is Primrose Cottage which would be very close to the proposed new building, even though Pendle View is sited between the two. However, there is a sign next to Primrose Cottage which suggests that there is a property called Lower Leaches Farm, which is not clearly identified as such on the accompanying plans. Is there a farm there and if so, who owns it and who owns Primrose Cottage.

If someone other than the Monk family owns either or both, their property(ies) are going to be very close to the proposed new building. If however it is the Monk family which owns either (or both) then it would appear that there would be further applications from them for yet more holiday buildings, which would be totally out of character and completely unnecessary for the area. The application also blithely states that there are other properties on Primrose Lane but none is within 100 metres of the proposed new building. I believe it would be essential for the planning committee to visit the site and establish this stated 'fact' for I believe that the properties are clearly within 100 metres of the building and even closer to the entrance to the site on Primrose Lane itself.

There are other issues, relating to surface water disposal; to foul sewage disposal (method of disposal currently stated as "unknown" in the application (they have to be joking?); waste disposal (not mentioned at all); and finally the fact that (as stated incorrectly in the application previously approved) it is stated that the site cannot be seen

from a public road, public footpath, bridleway or other public land. That is clearly not true as the whole site is visible from various public points of view.

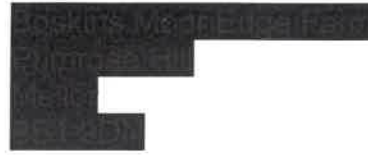
My final comment concerns the agent's statement regarding the justification for further holiday accommodation in the area. There are various statements made with very little real back-up and no actual evidence. They have referred to other recent approvals granted, one of which is the one approved for 3 detached two-storey cottages at Cunliffe Moss Farm, Saccary Lane, the very same address and residence previously referred to as Mrs Monk's. Have those cottages actually been built? If so, what evidence is there as regards actual usage thereof by holiday visitors to the area and could this be produced, please for public examination.

To conclude, this is of very grave concern to me and others. We see this as just another insidious step towards the establishment of a much extended holiday site when there is no real need for one in this immediate area and which would only bring problems for the immediate neighbours and others. What policing of the site will there be and what are the safeguards the owners can provide in the event of more serious problems which may involve the local constabulary? What sanctions would there be by and against the owners for any infractions of site rules and local bye-laws?

I urge the planning authority to reject this application.

Yours

A large black rectangular redaction box covering the signature area.



FAO Mr Adam Birkett
Principle Planning Officer
Ribble Valley Council
Council Offices
Church Walk
Clitheroe
BB7 2RA

5th February 2021

Dear Mr Birkett

Planning Application 3/2020/1061 Pendle View, Primrose Lane, Mellor, BB27EQ
Proposed erection of a seven bedroom holiday cottage.

We wish to seek refusal of planning permission on the above application. We do not believe the references to other holiday cottages approvals in Ribble Valley cited are relevant to this application.

Inconsistencies in the planning application include:

Section 11: Flood risk

This site has not previously been known to flood as there was a designated wet woodland (800+ trees). There are less than 70 on site, we note the existing trees are predominantly ash trees which will inevitably die due to ash die back disease. The lack to trees combined with the extensive groundworks and increased surface water may well create an environment likely to flood in the future.

Section 13: Foul sewage

The disposal of foul sewage is not known on the application. Surely basic sanitation must be paramount consideration for any development.

Section 22: The site is not visible from any public road, footpath / bridleway. The proposed site is clearly visible from Mellor Lane and Saccary Lane. (see attached photo taken from Mellor Lane.)



We should like the following to be taken into consideration:

1. The new build in brick is not in keeping with the traditional stone build within the neighbourhood.
The internal design is not in keeping with modern multi occupancy holiday accommodation, i.e. individual ensuite facilities for each bedroom. We are concerned this may subsequently become a permanent residence.
2. We consider the provision of three car parking placed to be inadequate for fourteen bed accommodation. The plan suggests visitors may explore the area on bicycles yet there is no provision for bike storage.
3. There is no attempt to reduce the carbon footprint on site e.g. use of solar panels, air sourced heat pumps or ground source heat pumps. There is no provision for electrical vehicle charging points on the whole development.
4. Excess vehicle use of Primrose Lane. Primrose Lane is a single-track road, the only passing points are private driveways which may need to be modified to prevent overuse. This single-track road with blind bends & PROW crossing is totally unsuitable for volume of traffic planned by the applicant. An article in local magazine quotes the applicant as stating:

“While the Everything Retreat site is underway. Louise is planning a concierge service that will include collaborations with local inns and restaurants to deliver breakfast hampers, dinner with champagne to guests. Louise is working together with Stuart and his head chef at the Spread Eagle at Mellor to create these. “I am really excited to be able to offer this service. Going the extra mile is really important.”

“Also planned is a chauffeur service for those wanting to eat out.”

“The reception will also feature locally made products crafted in the Ribble Valley. If any artisan are keen to feature their products at the Everything Retreat, they should contact Louise on 07816229617.”

(Article attached December 2020)

The in-lodge beauty, hairdressing, massage facility, bar area, hamper deliveries, chauffer service and artisan produces will greatly increase traffic. This development would have an unacceptable negative impact on amenities of the surrounding area of Mellor i.e. safe access for walkers, horse riders and cyclists.

5. We are greatly concerned about the creeping development of the site; highlighted in the applicant’s recent magazine interview:

“she is currently working alongside contractors and skilled tradesmen, endeavouring to complete and launch The Everything Retreat by June 2021, when she will welcome her first guests.”

Speaking about her plans for the on-site country house, Louise adds : “This will be for guests who want to celebrate in luxurious surroundings, and again they will have our concierge service available to them. If they want a private chef to cook for them, we will organise it. I also envisage that the house could be used for retreat-style getaways.”

Louise will provide “a bespoke event planning service for those choosing to celebrate special events at The Everything Retreat.”

The Everything Retreat will offer “an exclusive in-lodge beauty, hairdressing and massage experience.”

“I can’t wait to welcome our first guests” says Louise, who is creating a welcoming reception area where guests can enjoy a cappuccino or a drink from the bar area. The reception will also feature locally made products crafted in the Ribble Valley.

It is unclear if the “on-site country house” is this application or if further developments of Pendle View are planned. This application is for a holiday cottage not an events venue.

To date there has been extensive amounts of hardcore rubble delivered to the site but little actual development. The business model Pendle View Holiday Lodges is unproven, there is no evidence to support further expansion.

6. There is no provision for storage of golf buggies on the application.

“when guest arrive at The Everything Retreat, they simply park-up and enjoy a golf buggy ride through the quiet seclusion of the countryside to their chosen lodge, where they can hunker down in front of the fire or venture outside to see the diverse wildlife.”

7. We believe the proposed application will have a negative effect on the neighbourhood and community particularly due to noise and disturbance. The “quiet seclusion of the countryside” will inevitable be destroyed by the “comings and goings” of up to 62 guests, concierge staff, hamper deliveries, artisan deliveries, chauffeurs, beauty therapists, hairdressers, refuse collections etc. “The quiet seclusion” currently enjoyed by local residents will also be destroyed.
8. The wildlife cited as one of the main attractions of the site will be noticeably absent due to the excess development of the site.
8. Pendle View is a small site development. When compared with other approved developments within the Ribble Valley the 12 holiday lodges are in excess of other developments. The addition of a seven-bedroom holiday cottage is not compatible with the site.
9. We note that work has commence on the original residential property Pendle

View. We respectfully request a change of use is not permitted.

We wish to remind Officers and Committee of the conditions placed on the site overall from the recent applications, for good reason and seek these be enforced:
Approval for 3/2019/0894 Para 11, Para15, Para 16, Para18.

Yours sincerely



Everything you could possibly wish for...

A luxury lodge retreat featuring private hot tubs, fire pits and an exclusive concierge service is set to open in the Ribbles Valley this summer. So, get set to relax and unwind

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When guests arrive at The Everything Retreat, they sumpily park-up and enjoy a golf buggy ride through the quiet section of the countryside to their chosen lodge, where they can hunker down in front of the fire or venture out to see the diverse wildlife.

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If any artists are keen to feature their products at The Everything Retreat, they should contact Louise on 07316 229617

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Nicola Gunn

From: Planning
Subject: FW: pendle view. Mellor

From:
Sent: 06 February 2021 20:30
To: Planning <planning@ribblevalley.gov.uk>
Subject: pendle view. Mellor

My worry with the development of the site is traffic. We have so much traffic already in Mellor, the village feeling is disappearing with fast vehicle's making it impossible to be able to enjoy the countryside. No longer a safe place to allow children to play out on bikes or scooters etc. I won't let [REDACTED] as its still very fast even with the traffic calming measures. Something needs to be done if more houses, holiday cottages are coming to the village. The housing estates surrounding Mellor are causing more and more traffic. Mellor needs more suitable traffic calming to ensure Mellor is kept a safe country village where we can all enjoy the great outdoors.

Nicola Gunn

Subject: FW: Application no: 3/2020/1061 Pendle View, Primrose Lane Mrs L Monk.

-----Original Message-----

From: [REDACTED]
Sent: 08 February 2021 18:33
To: Planning <planning@ribblevalley.gov.uk>
Subject: Application no: 3/2020/1061 Pendle View, Primrose Lane Mrs L Monk.

FAO Adam Birkett

Since registering and contacting the office I have still had difficulty finding the details on the Councils website.

I would like to object to the revision proposed to this application and the publicity it has received. It will clearly change the nature of the site and application into a "party house " or "rave" type development with the associated noise,litter and nuisance this type of development has generated elsewhere.

I would also add that the committee should be aware of unsavoury approaches to objectors and removal of information about the alterations posted on the telephone box in the middle of Mellor. I will follow this up with another call tomorrow to check you have received this email.

[REDACTED]