

Mike Melville
20 Mellor Lane
Mellor
Blackburn
BB2 7JR

20 December 2016

Dear Sirs,

Pendle View Nursery

Please find attached a Planning Application for Pendle View Nursery. The property has been used as a children's nursery since November 2000 but due to declining occupancy it has become unviable. Permission is now being sought to change the use to a self-catering holiday unit.

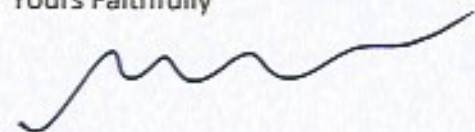
Since 2012 the nursery has seen declining attendance levels year on year resulting in a trading loss since 2014. It was forced to close at the end of August 2016 despite strenuous efforts to try to reverse the declining occupancy including social media campaigns, investment in facilities, introduction of technology, offering extra services (swimming, dance lessons). The nursery employed 5 staff all of whom have already found alternative employment.

Due to the trading loss and the fact the property is freehold and high value it was not deemed possible to sell it as a going concern.

At the same time the Ribble Valley has seen substantial growth in tourist numbers as well as being a major destination for weddings as well as many cultural and sporting events. For this reason the creation of 2 self-catering units will result in an additional tourist attraction for the Borough. The location of Pendle View is ideal for accessing Forest of Bowland, Clitheroe, Stoneyhurst, and is well served with good quality restaurants and amenities. Due to the residential nature of the location the creation of 2 holiday apartments will be in keeping with the area. The holiday units will attract tourism to the area which will benefit local businesses.

The alterations to the property will use sympathetic materials which will not detract from the appearance of the locality. Careful consideration will be given to the appearance of the building to ensure it does not detract from the character of the area. The neighbouring property 'Sycamore Cottage' has a right of access to the rear of Pendle View and this will be maintained in the proposed development.

Yours Faithfully

A handwritten signature in blue ink, appearing to read 'Mike Melville', with a wavy, stylized line.

Mike Melville