

MELLOR PARISH COUNCIL

FAO Mr. Adam Birkett
Principal Planning Officer
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
BB7 2RA
08 November 2019
BY EMAIL ONLY

Dear Mr. Birkett

**Planning Application 3/2019/0894 - Pendle View, Primrose Lane, Mellor BB2 7EQ
Change of use of agricultural land for the siting of 12 holiday lodges, associated site office /
reception and car parking area.**

Mellor Parish Council met on 7th November 2019 when 10 residents were present and the above application was on the agenda. Following discussion the Parish Council resolved to object to the application and is supportive of the residents' submissions.

Primrose Lane is a narrow, unlit lane, demonstrated clearly by photographs circulated at the meeting, with insufficient space for two cars to pass safely at the entrance to the proposed application site. There are a number of properties in the immediate vicinity where horses are kept, some of which are for commercial, tourism reasons and the riders therefore frequently use Primrose Lane. There are three 90 degree blind bends, with a further six on Saccary Lane, with no footpaths / bridleways to ensure a degree of safety. Personal experience of the junction at the exit from Saccary Lane onto Mellor Lane has proved the danger of this junction to local residents who know the area well, but there would be a much increased hazard to visitors. Should the application be approved, there will be considerable increased traffic, during the erection and landscaping works, and subsequently visitors' vehicles travelling to access the lodges, but also delivery vehicles for online supplies. The land is at a significant distance from the Village centre which may be perceived as beneficial for tourism, however service industry is needed to supply the essentials, creating further traffic hazards. Mellor Lane continues to be complained about at most Parish Council meetings by many residents, in terms of traffic and speeding. Lancashire County Council installed speed management controls on Mellor Lane near Primrose Lane at a cost of £32,000 and whilst these were needed, they have not solved the problem. Public transport does not cover the site and therefore a disproportional increase in traffic compared to the residential properties is inevitable.

This reasoning alone means that Parish Council request, rather than a computer driven Highways assessment by Lancashire County Council officers, a site visit would be beneficial prior to Officer's Report to Ribble Valley Planning Officers. The application states that the applicant's is the only property affected, however that is clearly not the case.

The application itself is new and in an area which will have a massive visual impact, not merely to local residents who appreciate the open aspect, but, with its vicinity to Mellor Moor it would have a visual impact across to the coast & to Yorkshire Dales, which is deemed unacceptable. The style

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and character of the proposed lodges are a complete contrast to the older, mostly stone buildings in the vicinity and therefore not in keeping. Mellor Parish Council has recently submitted an application for Asset of Community Value on the woodland at The Rann, a nearby site which has also benefited from the planting of trees using Lancashire Rural Futures, supported by Ribble Valley Borough Council. The application site has also had 800 trees planted, verified by the previous owner. This begs two questions;

- Forestry Commission is not listed as a Consultee - is this an omission on the planning portal? Grant funding is public money & a long term management plan a requirement
- Heresay evidence is that there are now only approximately 100 trees on site, limited to alder & willow; has the applicant explained satisfactorily why there is a difference?

Pollution is a further point of objection:

- Light pollution is an issue, creating a negative visual impact across the open aspect of Mellor Moor in addition to the adverse effect on the immediate neighbours
- Noise pollution is inevitable with holiday lodges, but in this quiet unspoilt area it is intrusive and to be discouraged
- Waste pollution must surely be a consideration; 12 holiday lodges in a rural site will create sewage waste, in addition there will be general waste, including one off plastic generated by the visitors. The site is somewhat exposed and even with decent management in place, there is a serious risk of overrun into Saccary Brook, which is already, even in drier weather, at saturation point. Since the site is on a hill, any overrun will flow downhill, towards A59 and may cause additional flood risk.
- The application suggests sustainable tourism but has not demonstrated the limits being applied to the carbon footprint of the site.

Wildlife - badgers are known by local residents to be within 200m of the site, brown hares are indigenous and numerous wildlife are noted by residents adjacent to the site area of Mellor. The worrying of livestock by dogs is an ever concerning issue for those locals whose livelihood depends on agriculture and canine visitors to lodges where management is less than 24 hours and off site is viewed to be unacceptable. The wildlife of the area is to be protected, rather than threatened.

Historical documentation of the site area of Mellor highlights the profoundly wet nature of the land. The site itself is classed as wet woodland when the tree planting and subsequent fencing were carried out and therefore any change is, by definition an alteration to the natural environment. There are numerous local establishments, hotels, B&B accommodation, shepherd's huts, camping sites, yurts etc to welcome tourists who visit the Ribble Valley to enjoy the view, which is unspoilt in the open aspects. New build sites are not deemed to therefore be necessary development of an agricultural site in an open landscape.

Mellor Parish Council therefore unanimously resolved to request refusal of this application.

Yours sincerely,

TERESA TAYLOR
Parish Clerk

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