

Mellor Parish Council

Mr. John Macholc
Head of Planning Services
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
BB7 2RA

15 February 2021

Dear Mr. Macholc

**Planning Application 3/2020/1059 / 1060 Stanley House, Preston New Road, Mellor
BB2 7NP**

New development (to replace approved but unbuilt development from 2008 planning consent) including: New Spa and Leisure Complex, Banquet Hall, Extensions to Existing Hotel Entrance and Restaurant, New Bedroom Block, Extended Car Park, Amendment of Internal Access Road, Rerouting of Park Public Right of Way and Enhancement of Existing Section of Right of Way, New Hard and Soft Landscaping and Tree Planting.

I confirm that I am authorised to contact you, on behalf of Mellor Parish Council regarding the above application, under the Delegated Powers vested in me due to Covid Restrictions.

Firstly, may I sincerely thank you for allowing a greater amount of time for submissions regarding this significant application. Details have been circulated to Parish Council members; following this an exchange of queries and responses has occurred with the Applicant's Agent and a copy of this exchange is included with the Parish Council's comments on the application itself. It is noted and welcomed that the applicants have expressed a wish to work with the local community.

It is acknowledged and noted that this application follows from the 2008 unbuilt approved additional development which was submitted by the previous owners: however Mellor Parish Council submits that a number of factors have altered in the vicinity during the ensuing period, which give rise to concerns when a major development is applied for. These changes include continuing major expansion at BAe Systems & Enterprise Zone and the recent release of plans by Blackburn with Darwen Council for additional housing which is bound to put additional vehicle movements on the A677. The Parish Council is very disappointed with the comments from LCC Highways; it is requested that a site visit is made to fully assess the risks due to both current and likely medium term future traffic conditions, rather than accepting that previous, much earlier improvements are adequate. Traffic and the speed of that traffic has considerably increased since 2008 & whilst significant improvements were made when the site was changed from farm to

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restaurant, it is the view of Mellor Parish Council that much more is needed in order to protect residents, other road users and particularly visitors to the site, should the application be successful.

Local knowledge gives rise to particular concerns for the safe access to & from A677 onto Further Lane, when up to 500 visitors who do not know the site may be attempting to attend a special event. Cars (as such visitors will predominantly travel by car) may be in a considerable line, due to wedding type events, waiting to turn right from Preston / M6 junction onto Further Lane against ongoing traffic. Such ongoing traffic is often travelling at excessive speed, including HGV's. Since there is no defined right hand turn, with sufficient room for cars to wait and a considerable bend from Blackburn direction obscuring sight lines, (evidenced by numerous accidents at this junction and at Mire Ash junction with A677 with dry stone wall damage) it is considered that a major incident is a strong possibility. A677 is an accident blackspot, known to be a racing track for youths to race at excessive speeds between Yew Tree Drive and M6 junction and whilst there is a 30mph limit in force, the limit does not apply at Further Lane and may not be always enforced. This is evidenced further along A677 by the flattened railings at Sir Frederick Page Way; additionally and despite numerous requests, this new road is still not adequately signposted & therefore traffic continues to use alternative, obvious routes such as Branch Road and through Mellor village. Similarly, the exit from Further Lane onto A677 is on an upward slope, with poor sight lines to right, traffic speed increasing from left as 30mph increases to 50mph, from Branch Road junction and therefore a further hazard. LCC Highways requests for construction traffic to avoid use of the highway for backing & turning, and wheel washing on site are welcomed, but Mellor Parish Council requests that financial support to a much improved road junction at Further Lane / A677 junction be sought as part of any conditions imposed, should the application be approved. This would include that wheel cleaning be detailed to avoid any mud / debris being inadvertently taken onto A677.

Car Parking -the applicants consider that there will be adequate car parking (including staff & overspill) however in order to protect local residents from unnecessary inconvenience, Mellor Parish Council requests double yellow lines be painted on Further Lane, a narrow road with little passing space at its lower end, but used by large vehicles, including those for agriculture. Similarly double yellow lines on Mire Ash Brow would avoid possible parking, with subsequent pedestrians crossing A677.

Lighting – The application site is in a rural setting and therefore it is hoped that the design & layout of lighting will be such that it is as unobtrusive in the landscape as possible, and furthermore conditions including types of lighting and their hours of operation are put in place so as to minimise light leakage and light pollution.

Noise – Construction traffic would inevitably create noise and it would be expected that strict working times would be fixed in conditions and adhered to. Parish Council would welcome the opportunity for future dialogue with Barnfield, as preferred contractors, if the application was approved. It is noted in the applicant's response that fireworks are currently allowed up to 9pm only: this is queried by Parish Council and would be strongly objected to if breached in future, but acknowledged that this may be a Licensing matter, rather than Planning. It is also anticipated that celebratory events may give rise to numerous requests for fireworks, which are detrimental to the rural area, its human residents, livestock, pets and wildlife and therefore a condition to limit

number, type, number and noise limits are requested. Similarly, whilst the site is currently for celebrations, limits on music levels and time for windows and doors to be closed would be expected in order to avoid intrusive noise for residents and other visitors to the venue.

EV points - It is noted that a number have been suggested in the applicant's agent's response & Parish Council requests that the number and type be defined.

Green Energy initiatives _ Mellor Parish Council continues to look towards carbon neutrality and any further plans for such progress would be welcomed for all local businesses. This includes the use of geotextiles for hard landscaping as part of commitment to a greener future, but may need to be a condition of any possible approval. The large area of new planting is welcomed as an improvement to the visual landscape, together with the additional hedging.

PROW diversion – this is noted and understood. Mellor Parish Council is currently working towards a project to link up all PROW's in the Parish and beyond, possibly including guide leaflets.

In summary, whilst Mellor Parish Council does not have strong opposition to the application in principle, nevertheless some aspects, in particular those of road safety for all users is of grave concern. Several supplementary matters as above are submitted for further consideration by Planning Officers and Committee as part of their deliberations on this significant application.

Yours sincerely

TERESA TAYLOR

Parish Clerk

Encl. email copy James Ellis 21.01.2021 to Mellor PC, with queries & responses.

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