



Ministry of Housing,
Communities &
Local Government

Ms Hopkins
Director of Economic Development and
Planning

Sent via Email only:
Nicola.Hopkins@ribblevalley.gov.uk

Please ask for: Michelle Peart
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Your ref:
Our ref: PCU/CONS/T2350/3280330

Date: 11 August 2021

Dear Ms Hopkins

The Town and Country Planning (Consultation) (England) Direction 2021

Application by Monte Blackburn Ltd for a 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 at Stanley House Preston New Road Mellor BB2 7NP - Application Number: 3/2020/1059

I refer to your e-mail of 3rd August 2021 referring to the Secretary of State for Housing, Communities and Local Government ("The Secretary of State") an application for planning permission for the above development.

The Secretary of State has carefully considered the case against call-in policy, as set out in the Written Ministerial Statement by Nick Boles on 26 October 2012. The policy makes it clear that the power to call in a case will only be used very selectively.

The Government is committed to give more power to councils and communities to make their own decisions on planning issues and believes planning decisions should be made at the local level wherever possible.

In deciding whether to call in this application, the Secretary of State has considered his policy on calling in planning applications. This policy gives examples of the types of issues which may lead him to conclude, in his opinion that the application should be called in. The Secretary of State has decided not to call in this application. He is content that it should be determined by the local planning authority.

In considering whether to exercise the discretion to call in this application, the Secretary of State has not considered the matter of whether this application is EIA Development for the purposes of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. The local planning authority responsible for determining this application remains the relevant authority responsible for considering whether these Regulations apply to this proposed development and, if so, for ensuring that the requirements of the Regulations are complied with.

Yours sincerely

Michelle Peart

Mrs Michelle Peart
Planning Officer

This decision was made by officials on behalf of the Secretary of State, and signed on his behalf.