

Mellor Parish Council

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

04 February 2020

Dear Mr. Birkett

**Planning Application 3/2020/1061 Pendle View, Primrose Lane, Mellor BB2 7EQ
Proposed erection of a seven bedroom holiday cottage.**

Mellor Parish Council seeks refusal of the above application and asks for the following to be taken into consideration:

- The gradual creeping development of the site, with significant further expansion proposed so soon after August 2020 when permission was given. It is noted that, whilst a considerable amount of hardcore type of rubble has gone onto the site, little actual development has as yet commenced. Can a condition be imposed that no further expansion may be approved, particularly since the applicant's recent interview in local press (extracts noted below) suggests that further development is under consideration?
- 7 bedrooms (1 downstairs) but only 2 bathrooms upstairs & 1 downstairs wet room suggests a residence design rather than a holiday cottage. Parish Council asks for an imposed condition that this not be allowed change of use to permanent residence
- New build design in brick is not in keeping with locality inc. visually within the rural landscape
- Parish Council submits that other holiday cottage approvals in Ribble Valley noted in the Planning Statement are irrelevant to this application, especially as there is no supporting evidence of additional need at this site, which is at a greater distance from local amenities than most of those quoted
- Primary app 3/2019/0894 refers to presence on site each day. However how will management supervision, inc. any issues which arise, including but not exclusively disputes with local residents and landowners and disturbance of livestock and wildlife if a manager is not on site and available 24/7? This is of obvious local concern.
- Noise- already a substantial expansion has been approved, greater expansion will of its nature generate greater noise; how will this be fully mitigated to avoid disturbance to

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existing residents, as well as visitors to the approved holiday cottages? How will this be enforced?

- 3/2019/0894 Decision Notice Para 6 states that office building is not to have change of use applied – will that condition be maintained?
- 3/2019/0894 Decision Notice para 5 states “Prior to the commencement of the development a scheme for the construction of the site access shall have been submitted to, and approved in writing by, the Local Planning Authority”. Since this is a further expansion on the narrow single track road, with blind bends & PROW crossing, what further consultation has taken place with LCC Highways as there are obvious additional traffic concerns?
- Drainage & run off – again, greater expansion of a very wet site continues to be of concern to residents and statutory authorities including United Utilities. What additional measures will be urgently applied in order to prevent further run off & erosion?
- How many Electronic Vehicle Charging points will be installed as part of the proposed and earlier applications? Surely a development under consideration in the Ribble Valley should seek to be carbon neutral if at all possible. What further carbon minimising is therefore proposed? There appears to be no allocated bike storage area, although the application suggests visitors will use bikes for local trips.
- An article in local magazine in December quoted the applicant’s enthusiasm for the development, prior to and excluding this application, which gives rise to concerns: “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.” **Parish Council comments: Again, further traffic on the narrow access, not included within the application.**
- “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”. **The application is for a Holiday Cottage, not a Celebration Event Venue**
- “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”. Golf Buggy(s) are not within the application, nor deemed by Mellor Parish Council as appropriate or necessary. There is no storage / garage area for these, or parking allocation.
- “We have owl nesting boxes and hedgehog boxes – one of the main attractions on site is the wildlife,” says Louise. **Ecological Report was only one visit (August 2019) which could be considered to not**

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fully represent the full picture for wildlife at the site: however the Report does not mention owls or hedgehogs as evidenced.

- 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.”“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.

Mellor Parish Council wishes attention to be drawn to these comments, as yet again, whilst it is acknowledged that this may be poetic licence, concierge service, private chef and retreat style getaways would suggest the further extension of the facilities beyond the application and contrary to the quiet enjoyment of the rural aspects of the Ribble Valley, which the applicant describes as quiet seclusion. Note is also made of the possible consideration for a reception and bar area, which did not seem to be the vision for part of a holiday lodge development for 12 lodges in the unspoilt, rural location.

Mellor Parish Council then wishes to remind Officers & Committee of the conditions placed on the site overall from the very recent applications, for good reason & seek that these be enforced:

Approval for 3/2019/0894

Para 11 The site access shall thereafter be constructed in accordance with the approved details before the holiday lodges hereby approved are first brought into use.

REASON: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site.

Para 15

No development shall take place, including any works of demolition, until a construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. It shall provide for:

- i) The parking of vehicles of site operatives and visitors
- ii) The loading and unloading of plant and materials
- iii) Details of working hours
- iv) Routing of delivery vehicles to/from site

REASON: In the interests of protecting residential amenity from noise and disturbance and to ensure the safe operation of the Highway during the construction phase of the development.

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Para 16 Before the access is used for vehicular purposes, the part of the access extending from the highway boundary (Primrose Lane) for a minimum distance of 10 metres into the site shall be appropriately paved in tarmacadam.

REASON: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users.

Para 18 Drainage and Flooding

Foul and surface water shall be drained on separate systems.

REASON: To secure proper drainage and to manage the risk of flooding and pollution.

Decision Notice 3/2020/0517

Condition 11 (site access) can be discharged insofar that the submitted details (drawing no. Monk/924/2864/01B are agreed by the Local Planning Authority. The site access shall be constructed in accordance with the approved details before the holiday lodges are first brought into use.

However, the Parish Council is concerned that the site access for an expanded development, particularly following all the previous concerns sited, but in addition, this winter has meant that ice, snow & rain have caused Primrose Lane to be blocked. For a tourist site such as the proposed significant development, what measures should be put in place to ensure clear access for emergency vehicles?

In summary, Mellor Parish Council wishes to object to the application and requests refusal in order to avoid the further development and detriment of the “quiet seclusion” in this rural area.

Yours sincerely

TERESA TAYLOR
Parish Clerk

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