

Planning Dept
Ribble Valley Borough
Church Walk
Clitheroe

Planning Number 3/2021/0788
Wellbeing Centre Pendle View Primrose Hill Mellor

Dear Sir

I write to object to the Wellbeing centre at Pendle View. I have lived in Mellor all my life and I am very disappointed at this holiday park development.

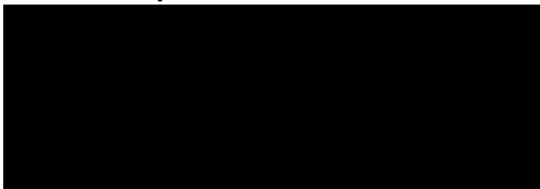
Mellor is a small village with lovely open countryside and outstanding beauty and the development has spoiled this outlook and can be seen from all the roads and areas around.

My objections are:-

1. We already have wellbeing centres in and round Mellor,. Is there a need for another.
2. The roads around the development are not suitable for the extra traffic and pedestrians that the centre will create. I do not walk down the lanes due to all the extra traffic now going to the site as it is.
3. Why does a wellbeing centre need a cafe and a wine bar, this goes against the ethics. There are plenty of established cafe, restaurants and public houses in the area again why do we need another.
4. How will the centre be policed, to stop the general public/friend using the facilities.
5. The noise from the centre will echoed all around the triangle causing a nuisance for all the neighbours on Mellor Lane, Higher Ramsgreave Rd, Saccary Lane and Primrose Hill.
6. The roads around the area are already prone to flooding the extra water generated from the new car parking area and roads will only exasperate the problem.
7. There is no attempt to reduce the carbon footprint for example heat pumps, solar panels etc.
8. Is there a need for a wellbeing garden? Will this not add to the noise of the neighbourhood or used for parties and barbecues.

I respectfully request that you take into account my comments when considering this application.

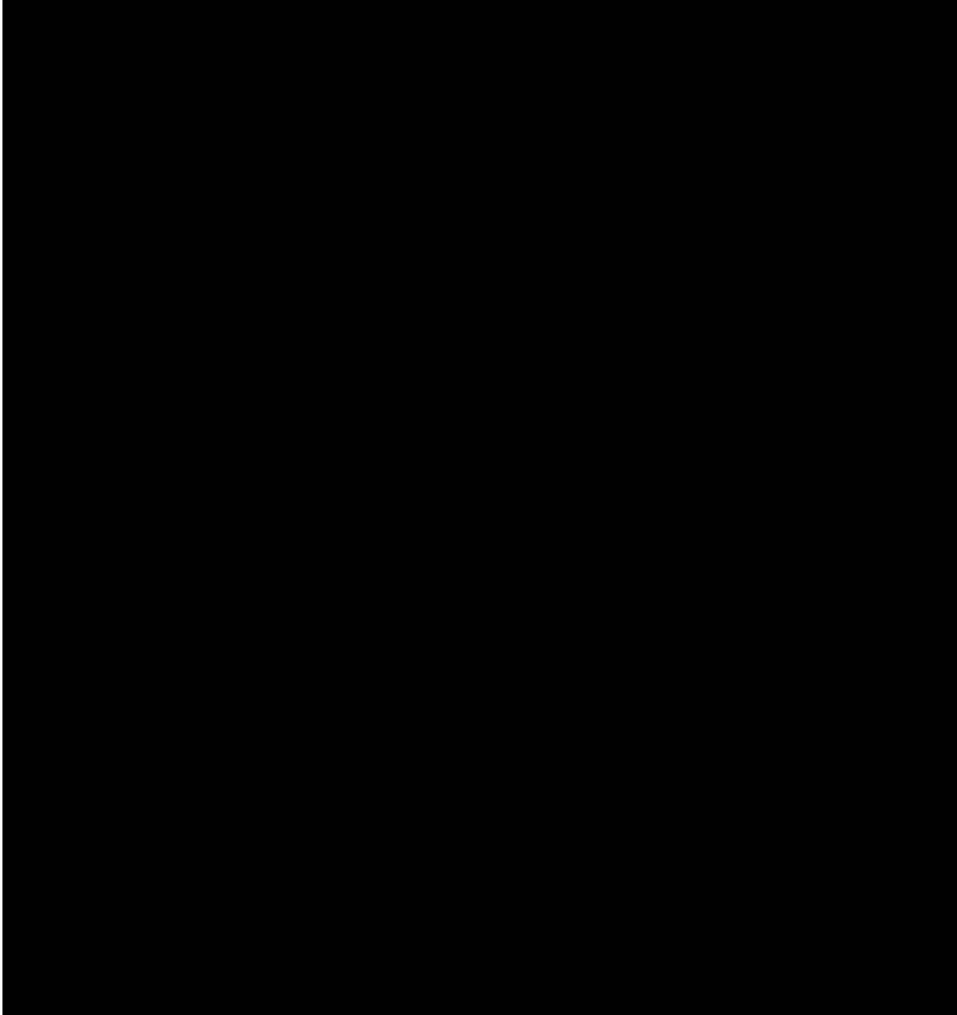
Yours faithfully



Sharon Craig

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 16 September 2021 16:33
To: Web Development; Planning
Subject: Planning Application Comments - 3/2021/0788

Categories: xRedact & Upload



Planning Application Reference Number: 3/2021/0788

Address of Development: Pendle View Primrose Lane Mellor BB2 7EQ

Your Comments:

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

By Email

Dear Mr Birkett,

Re: Planning Application No:3/2021/0788

I write to raise my concerns in respect of the above Planning Application.

The original Planning Application, ref: 3/2019/0894, to erect twelve holiday lodges, was for a very small development, in which there was no mention of a large new-build property, hot-tubs, Wellbeing Centre or a bar or café. Planning consent was given for this on the understanding that 'the site would be a small-scale operation.' (NPPF 5.2.3)

Policy DMB 1:, Supporting Business Growth and the Local Economy, indicates that the Council will support proposals that are intended to support business growth in the local economy. I find it difficult to see that the erection of a Wellbeing Centre on this site will support local business growth, especially as it is suggested that there will be no increase of employees on the site.

Visibility of Site

As with the application for the holiday lodges, point 22. Site Visit states that the site cannot be seen from 'a public road, public footpath, bridleway or other public land.' This statement I find puzzling, as it can be seen clearly from Saccary Lane, Primrose Hill and Mellor Lane. Granted, the stable block is not as visible but can still be seen from Saccary Lane and it should be considered that the proposed building will be taller than the current one.

Live Magazine

In an article in the December 2020 issue of The Ribble Valley magazine, the Applicant states that "plans are in the pipeline for an existing property on the site, which will be transformed into a luxurious, six-bedroomed retreat house catering for 14 guests." Is this existing property referred to the existing house, "Pendle View"? As the previous application to erect a seven bedroomed property on the proposed site of the 'Wellbeing Centre' was refused, will the next step, indeed, be to apply to change the use of the existing house, which has had extensive work completed in the past twelve months? Indeed, would it otherwise be a viable proposition to open a 'Wellbeing Centre' for only a maximum of 24 people at any one time, which is what we are currently led to believe?

In this promotional article the applicant mentions she is "creating a welcoming reception area, where guests can enjoy a cappuccino or drink from the bar area". Should not this 'bar area' have featured in the previous planning application for the holiday lodges? We are now being made aware of the fact that other bar/café areas will be incorporated within the site of the Wellbeing Centre. How does this marry with the claim, in the initial application to erect the lodges, that the development will strengthen the visitor economy by 'providing increased custom for local businesses, including public houses and restaurants'? There is already in existence, only ten minutes away, on the A59, The Sanctuary in Langho, which provides extensive wellbeing treatments, not to mention the numerous pubs and restaurants in the locality.

I note the opening hours of the proposed centre but there are now also hot-tubs erected alongside the lodges. However much it is stressed that there will be a noise curfew after 10.30pm, how easy will this be to implement, especially if the tourists have spent the evening in the bar and the hot-tub beckons? I appreciate that this is supposition, but I feel it is a thought worthy of consideration.

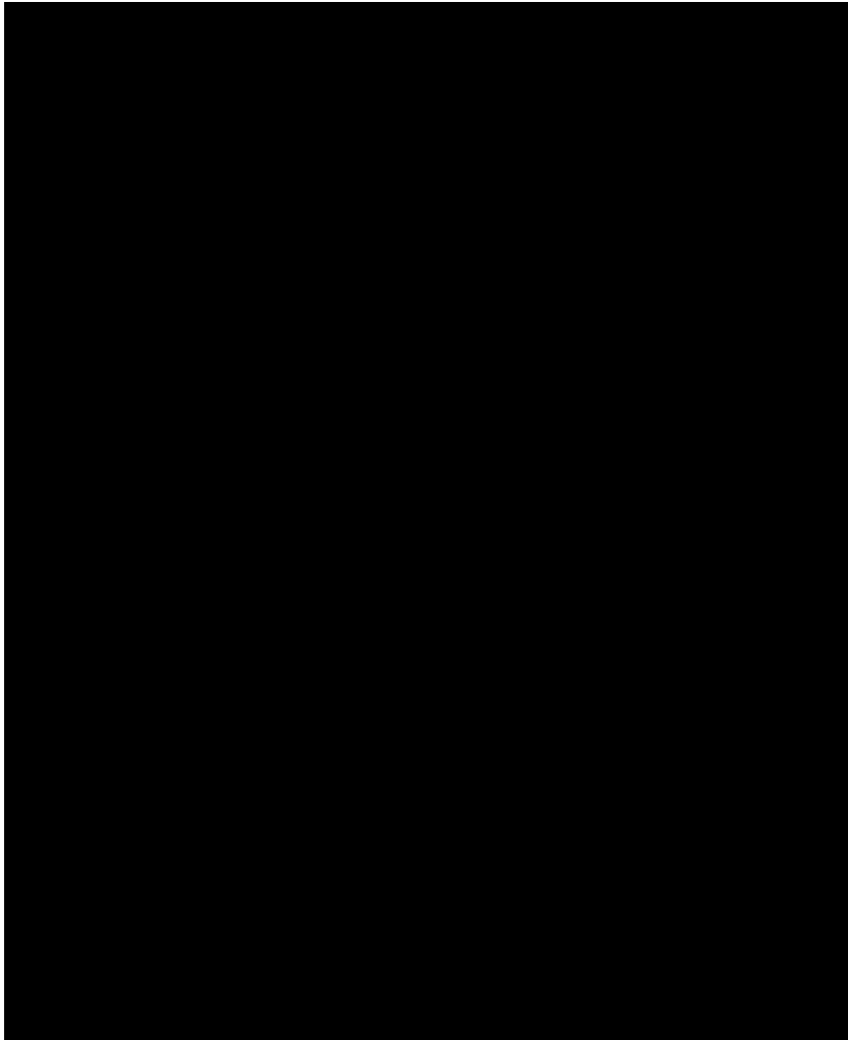
In conclusion, I request that you consider my concerns seriously.

Yours sincerely,

Sharon Craig

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 16 September 2021 15:41
To: Web Development; Planning
Subject: Planning Application Comments - 3/2021/0788

Categories: xRedact & Upload



Planning Application Reference Number: 3/2021/0788

Address of Development: Pendle View, Primrose Lane, Mellor

Your Comments: I would like to object to this application which is, in effect, an addendum to an approved application (made in 2019) for the same site. The 2019 application had 2 comments which I believe have now changed somewhat but are indicative of the applicant's intentions.

1. In the original application it was clearly stated that the existing stable block on site (erected as a result of a much earlier planning application) would be retained. The current application states that it is for proposed demolition of that existing stable block.

2. It was stated in the 2019 planning statement as follows " The proposed holiday lodges offer a sustainable form of accommodation and it is anticipated that visitors will explore the area on foot or bike as well as by car." The key statement in 2019 read " The proposal will strengthen the visitor economy by providing increased custom for local businesses...not only in the countryside and the nearby village of Mellor and Mellor Brook but also the larger village of Whalley and the towns of Clitheroe and Longridge."

The current application includes provision for construction of a wellness centre to include a wine bar and cafe with

the clear intention of visitors to the site remaining on site rather than going elsewhere in the Ribble Valley. This would then completely contradict the reasoning for the 2019 application, negating the need for custom to the surrounding area, especially given that fact that there are already plenty of cafes and wine bars in both Whalley and Longridge. There is also plenty of availability locally for the types of services one would expect from a 'wellness centre', particularly The Sanctuary at Langho.

It therefore appears to me that this application would not benefit existing local businesses sufficiently to warrant its being passed by the planning authority.

Yours etc





FAO Mr Adam Birkett
Principle Planning
Officer
Ribble Valley Council
Council Offices
Church Walk
Clitheroe
BB7 2RA

14th September 2021

Dear Sir / Madam

Planning Application no 2/2021/0788

Development of a Wellbeing Centre at Pendle View, Primrose Lane, Mellor, BB27EQ

We wish to seek refusal of planning permission for the above application.
for the following reasons:

1. We dispute the above development fulfils the criteria of a Wellbeing Centre.

1.a In its broadest sense a wellbeing centre is "a place that offers holistic health services for both body and mind." The above application has three treatment rooms and a combined café / wine bar.

1.b The types of treatments offered in the treatment rooms may be subject to registration with the Care Quality Commission, there is no reference to this within the planning statement.

1.c We dispute the assertion that “wellness tourism is expected to be the biggest trend in 2021. There is no evidence to support this statement

1.d. Contrary to the planning application; there is little research evidence to “support wellness breaks.”

“An obsession with individual wellness actually makes some people more anxious, guilty, depressed and ultimately unhealthy, both physically and mentally.”

Says Andre Spicer Professor in Organisational Behaviour at the Cass Business School, City University, London and co-author of “The Wellness Syndrome”

2. Drainage of foul sewage and surface water

2.1 The treatment of foul sewage is proposed to be via package treatment plant. We wish to draw attention to United Utilities response to the previous application 3/2020/1061

“ In accordance with the national Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG) the site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way”

The current development of twelve holiday lodges have now been equipped with decked areas and individual hot tubs. How will the chemically treated hot tub water be processed?

We respectfully request consultation and review by United Utilities of the total provision of water and foul sewage and waste water disposal on this development site prior to planning considerations.

3. Core Value Policy DMG1: General Considerations

The development should be sympathetic to existing and proposed land uses in terms of its size intensity and nature as well as scale.

3.1 The applicants survey regarding the lack of wildlife is incorrect. The area is known for wildlife including brown hares, bats, and a healthy bird population. Given the disruption the current site development it is hardly surprising there is now a lack of wildlife on this site.

3.2 Further development on this site is overly intensive when compared to similar developments within the Ribble Valley.

The use of sustainable construction techniques where possible and provide evidence that energy efficiency as described within policy DME5 have been incorporated into the scheme

- 3.3 There is no evidence within the plans for sustainable construction. There is no evidence of use of renewable energy for example ground heat source, solar panels have been considered within the proposed development.
- 3.3 There is no evidence in this application or previous applications as to "future proofing" the site to be carbon neutral. Electric car charging points have not been included. We note the source of electrical power to the site has been omitted on the application. We respectfully request the electrical supply be identified prior to consideration prior to planning considerations.

4. Core Value Policy DMB3: Recreation and Tourist Development

The development should not undermine the character, quality or visual amenities of the plan area by virtue of its scale, siting, materials or design

- 4.1 The proposed development will be visible from all public roads around the site including Mellor Lane, Saccary Lane and Primrose Hill. This development will be elevated and will negatively impact on the immediate surrounding area and also will be clearly visible from green belt areas including Areas of Outstanding Natural Beauty.
- 4.2 The proposed development is suggestive of an "in house" facility therefore will not generate income other than on-site income. The proposed development will have little impact upon the local economy.

5. Impact on Local Infrastructure

- 5.1 Primrose Lane is a single-track road with two blind bend, Saccary lane is a winding lane. Neither roads have footpaths so walkers, horse riders have to use the road. Any increase in traffic to support the proposed development, e.g. delivery vehicles, refuse collection vehicles, site workers etc. will impact on this local amenity and potentially be a hazard to local residents.
- 5.2 The wellbeing Centre will be open all year, as will the holiday lodges. Both Primrose Hill and Saccary lane are frequently inaccessible in the winter months due to ice and snow. The extra

vehicle access to the proposed development will compound access during the winter months.

6. Lack of Compliance with Planning Regulation

The applicant has disregarded planning regulations on numerous occasions. We ask that this blatant disregard to adhere to regulations is taken into consideration for this and any subsequent planning application for Pendle View Site.

- 6.1 The planning application (application no. 3/2019/0894) for the development of twelve holiday lodges the Highways Agency stipulated the entrance to the site would not be part of the shared entrance with the existing property Pendle View Residential House. This has not been addressed. The site entrance cannot be accessed by large vehicles turning left and likewise large vehicles existing the site have great difficulty turning right.
- 6.2 The planning application (application no. 3/2019/0894) for the holiday lodges did not elevate the lodges on platforms; this has now been undertaken. The original lodge application did not include decked areas with individual hot tubs and fire pits. The lodges, decking and hot tubs are clearly visible from all public road surrounding the site.
- 6.3 The arboriculture impact assessment overview conditions (application no.3/ 2017/04173) have been disregarded in the current site development. We have raised this with Mr Andrew Glover, Planning Enforcement Officer.
- 6.4 "I think the quality of the environment in Ribble Valley is the key, along with its sense of community pride. It's not just a good place to live but a good place to visit. We manage tourism carefully, so it does not spoil life for residents." Stated Mr Pridmore Tourist Officer. The lives of all those around the Pendle View development site have been adversely affected due to lack of compliance with working hours, noise and traffic routing, as stipulated in the planning approval.

7. Safeguarding

- 7.1 We respectfully request a fire assessment of the site is undertaken by Lancashire Fire Authority prior to consideration of approval of this application. The installation of LPG gas combined with wooden cladding to all the proposed buildings, reduced distance between lodges due to decking, the provision of hot tubs and fire pits may be considered a significant fire risk to users of the site, nearby properties and individuals passing close to the site.

8. Additional concerns

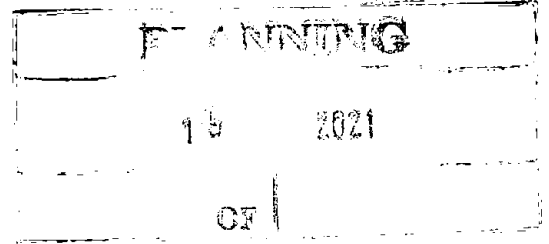
- 8.1 If this proposal is approved there will be two designated reception areas, one of which could easily be converted to become an additional holiday lodge. We respectfully ask that this is prohibited.
- 8.2 The residential property Pendle View should remain as "family accommodation" and should not be used for any other use including tourism or any other commercial development.
- 8.3 The proposed opening hours 08.00 to 22.00 seven day per week appear excessive; given there are only twelve holiday lodges on site. Should this application be approved, we respectfully request that conditions be put in place to prevent access to the café /wine bar for non-residents, hiring of the facility for private functions for example weddings, celebrations events.

Yours sincerely

A solid black rectangular box used to redact the signature of the sender.



For the attention of Mr Adam Birkett
Ribble Valley Borough Council
Church Offices
Church Walk
Clitheroe
BB7 2RA



12th September 2021

Dear Sir/Madam

Planning Application No 3/2021/0788

Proposed partial demolition of an existing stable complex and the erection of a new building. Conversion of the retained building to provide a well-being centre.
Location : Pendle View Primrose Lane Mellor BB2 7EQ

I write in connection with the above planning application. And I wish to object strongly to the above development.

The proposed site is a north facing exposed hillside with no nearby amenities, no street-lights, no bus service, and no nearby tourist attractions. Unsuitable traffic access and exit in all directions.

The stress on the infrastructure namely the roads:

Primrose Lane/Saccary Lane are both narrow steep winding lanes, with blind bends criss-crossed with footpath and bridle ways, only suitable for one vehicle to pass in many places, many horse riders, some experience and some young novices use these lanes, and many Mellor residents avoid using these lane for the above reasons and take alternative routes.

During the winter months Saccary Lane and Primrose Hill have been frequently inaccessible due to the ice and snow as they are not on a gritting route, this development creates a dangerous situation especially for the emergency services who have had to attend several accidents on Saccary Lane. With the well-being centre proposed to open all year round and the extra delivery and utility vehicles, this will only add to the problems

It was stated by the Highways Authority previously that it was expected that the entrance to the site would not be part of the shared entrance with existing property, this has not been addressed at present and the site entrance means large vehicles cannot make a left turn into the property, they have to drive past and reverse back into the site, also exiting from the site it is difficult for them to turn right down to Saccary Lane.

Core Value Policy DMB3: Recreation and Tourism Development

10.25-3 states the development should not undermine the character, quality or visual amenities of the plan area by virtue of its scale, siting, materials or design.

The design of the centre especially the increased height in ground levels and extra car parking is out of character with the area and could negatively affect the visual amenities of the neighbourhood. This development will be visible from all the public roads surrounding the development namely Mellor Lane, Saccary Lane, Primrose Hill.

The applicant seeks to convert this into a substantial wellness complex, which would place undue burden on the surroundings.

The site once completely developed will have 12 holiday lodges (which have not yet been completed so no proven business need to date) and with the addition of the well being centre will mean that the site will be considerably over developed by virtue to the scale of the site, and a blight on the green open surrounding space and clearly visible from green belt and the AONB from miles around.

This development / plan is not conducive with tourism in the greater Ribble Valley area, the proposal, if approved will keep people on site for treatment, food and drink, therefore not supporting the local business economy in any way.

Policy DMG1: General Considerations states that the development should be sympathetic to existing and proposed land uses in terms of its size intensity and nature as well as scale, massing and style features.

Negative and adverse impact of the development particular on the landscape and locality

Contrary to the applicant's survey regarding the lack of wildlife, [REDACTED] and have observed lots of wild life who thrive quite happily including many brown hare's birds and bats, not sure how many will survive after this proposal and the previous application for holiday cabins have finished dumping over a thousand tons of demolition hard-core to adjust the land levels and stack the chalets like theatre seats.

The planning statement states that the nearest dwellings is Pendle View and that other properties are over 100m away. The entrance/exit to this site is immediately adjacent to Primrose Cottage, Lower Leeches Farm house and to Mellor House and other properties and will have a massive impact on these properties.

As previously stated the size of the development is out of character to the area and the plans for future extension is obvious, with storage/stable areas easily converted to extra treatment rooms.

Policy DMG1: General Considerations also states that the use of sustainable construction techniques where possible and provide evidence that energy efficiency as described within policy DME5 has been incorporated into the scheme where possible.

There is no evidence of any energy efficiency in the plans for the centre for example: no solar energy panels, no electric charging points for vehicles.

Policy DMG2 Strategic considerations

The development must meet at least one of the 5 considerations

The well-being centre is not essential to the local economy because the site will not generate any income for other local business as all the activity/treatment is being planned to take place in house.

The development is not needed for forestry or agriculture and is not related to local housing needs

The development is not small scale and is now creeping before the original site is even open. The proposal states that the site is not now to be for general tourism and has to date no proven business need.

Recreational needs is not appropriate or required in the area as there are plenty of well-being facilities in the area e.g. The Sanctuary, Stanley House, Mellor Community centre, Mellor Brook community Centre and many more in and around the area.

Nuisance to neighbours

The scale, appearance and design of this site means it is overlooked by several properties, the anticipated floodlighting for the road, garden area and car parking, of which there is no mention in the planning application, would adversely affect these residents, as would the noise and any anti-social behaviour generated from the centre, especially the cafe and wine bar.

Wellness centres are to promote healthy living, eating and exercise regimes, help in dealing with addictions and mental health issues etc., they are not conducive with Wine Bars!

Mr Pridmore the tourist officer said: "I think the quality of the environment in Ribble Valley is the key, along with its sense of community pride. It is not just a good place to live but a good place to visit. We manage tourism carefully so it does not spoil life for residents." Up to now this has not been the case, residents have been severely affected by noise, working hours and traffic routing as conditions in the previous

planning application have not been adhered to, and the proposed development will only make matters worse.

The applicants planning statement 5.5 states:

Substantial growth and expansion of all types of business both through conversion of existing building and well-designed new buildings. This business is not up and running yet

The development and diversification of agricultural and other land-based rural business: The proposed development is currently part of the residential property and not used for agricultural and land-based business.

The retention of local services and community facilities. *This will not be the case here as all the services and facilities will be on site.*

Health and Safety Issues and Safe Guarding

Should a risk assessment not be sought from the Lancashire Fire Authority, as have been carried out with other sites in the Ribble Valley, with LPG installations on site with the proposed wood construction and a new kitchen and wine bar, this combined with the cabins which are of cedar wood cladding which now have additions of fixed decking and hot tubs and proposed fire pits could be a considerable fire risk.

There is no mention of proposals or plans for water drainage from the kitchens or wine bar, likewise with the now installed hot tubs, where will the chemically treated water be drained to so as to alleviate pollution problems in the watercourses as this site is the headwater for Zaccary brook?

What risk assessments and procedures have been put in place to control flooding which is already a problem on the lane?

Visitors with dogs would cause problems for the local farmers and their livestock while walking in the area, also the site is not secure and dogs can escape and cause harm to the local livestock.

The visitors to the site will want to walk in the area during the day and at night, there are no pavements on any of the roads surrounding this development and no street lighting which would seriously endanger these visitors and residents with the increase of traffic.

General

Despite the scale of the development, the applicant only mentions one additional staff being employed, and so the development will not directly create any material benefit in terms of employment.

Can regulations be put in place to stop the wine bar and cafe being open to the general public or for hire for private parties in particular weddings, celebrations, events or hen/stag parties.

The site will have 2 receptions, one for the lodges and another for the well-being centre what is to stop them being amalgamated to create another holiday lodge?

We respectfully request the existing dwelling "Pendle View" which currently has planning permission for improved family accommodation should not be used for any other forms of tourism or commercial ventures connected to this development and kept as residential.

Other applications in the area namely Dewhurst Farm and North west caravan park on the A59 have been required to provide electric power points for visitors to recharge the vehicles but why not this site? With so many visitors to this development it should be a required condition in all applications of this nature and not just a selected few.

We feel that this development conflicts with the core value and local policy (DMG1,DMG2 and DMB3) and hope you take my above concerns seriously when making your decision.

Yours sincerely

