

# Mellor Parish Council

Ms. Kathryn Hughes  
Planning Officer  
Ribble Valley Borough Council  
Council Offices  
Church Walk  
Clitheroe  
BB7 2RA

17 January 2023

Dear Ms Hughes

**Planning Application 3/2022/0988 Land adjacent to Further Lane & Woodfold Park Mellor BB2 7QA – proposed erection of 1 private dwelling with landscaping**

I confirm that I am authorised to contact you, on behalf of Mellor Parish Council regarding the above application, following the resolution passed at Mellor Parish Council Meeting held on 12.01.2023 & I thank you for permitting an extension to 21 day deadline in order to accept the comments from the Parish Council.

**Mellor Parish Council strongly objects to the application and therefore requests refusal of the same** for the following reasons:

Green Belt – The proposed development lies within a designated Green Belt protected area and would therefore appear to be in contravention of the principles of such controls along with the National Policy Planning Framework (Paragraph 149c) and Ribble Valley Core Strategy 2008-2028 Policy EN1. The applicant seeks to secure exemption from such restrictions by using NPPF paragraph 80, based on 2 key differentiators, namely ‘isolation’ and being of ‘exceptional design’, neither of which are consistent with the facts, nor with the setting of the historic park & associated Listed Buildings.

The description as “isolated” when it is in such close proximity (less than 100 yards) from Woodfold Park Farm and the Huntsman’s Cottages and the drive to the other residences within Woodfold Park is considered disingenuous. Surely, the extraordinary number of neighbouring residences (39 at least) in receipt of the consultation letter is testament to it not being isolated. Mellor Parish Council regards the design to be completely incongruous in its scale and totally out of character with the other buildings in the area and merely an expensive proposed but completely unsuitable new development, which could create a dangerous precedent that would be only the start of further similar applications across the parish. There would appear to be no demonstrated need for such a development, which would usually be essential with a fully costed Business Plan for a new build in a Green Belt area, should a particular exemption be appropriate for due consideration.

This application follows from earlier, separate applications within the vicinity of the Woodfold Park Registered Park and Garden (RPG) – A Grade 11 RPG which sits on Historic England’s At Risk Register

and has been classified as “high vulnerability with a need to address the declining trend”. The flaws in the character study undermine the applicant’s case for enhancement of the RPG. The view of the Parish Council is that this proposal is instead harmful to the setting and significance of the RPG Woodfold Park and is totally out of keeping with the clear design and style that Woodfold Park was based upon. This would appear to follow the similar view put forward in refusing Application 3/2022/0322 at The Deer House, Woodfold Park, such reasons given in the Refusal Notice being *“...detrimental to the character of the existing building and the visual amenity of the area contrary to Policies DMG1 and DMH5 of the Ribble Valley Core Strategy 2008 – 2028....”*

The Character Study contained in the application contains inaccuracies and suppositions. There is no map evidence or other references for Shorrock Green Hall to suggest it ever existed let alone was the forerunner to Woodfold Hall, yet this supposed background lies at the heart of the applicant’s justification. It fails to recognise that Henry Sudell re-routed Further Lane north to its current line as a deliberate move to take it away from Woodfold Park and therefore to site this proposed dwelling in this field is totally at odds with the design of screening the parkland from the road.

Representation of Community – It is understood that a high number of individual objections have been submitted to date which reflects the strength of feeling within the community ,again this community has raised strong opposition by contacting the Parish Council & attending recent Council meetings. Mellor Parish Council therefore seeks to represent its residents in supporting an objection to this application.

**In conclusion therefore, Mellor Parish Council strongly objects to this totally incongruous & inappropriate application & requests complete refusal.**

Yours sincerely

**TERESA TAYLOR**  
**Parish Clerk**