

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
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To: Planning
Subject: Planning Application Comments - 3/2025/0085 FS-Case-687118997

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Planning Application Reference No.: 3/2025/0085

Address of Development: Stanley House Hotel, Further lane

Comments: As a local resident I would like to raise some objection to these proposed plans

1. worsening of existing noise pollution

The presence of the large outbuilding/marquee which is used as a wedding and party venue is already a source of intense noise pollution across Preston new road and into Mellor itself. Loud music can be heard into the early hours of the morning when such an event is held (not always at a weekend). This music, and the DJ commentary, can be heard up onto Church Lane and Whitcroft Lane and across the fields. In the Summet, local houses keep their windows shut in an attempt to block out the noise. Any expansion of this will worsen this noise pollution

2. Traffic increase

When Stanley House is hosting an event the traffic is adversely affected in several ways.

Firstly, there is an increase in traffic through Mellor itself. This is of two types: people who are coming from afar to attend the event; and those who are lost and drive aimlessly around the village looking for the venue.

Secondly, on more than one occasion guests have hired high powered supercars and driven them at high speeds up and down Preston New Road and around Mellor. The police have been called to deal with such incidents. This is indicative of the disregard the guests and the hotel owners have for the local environment. It is only by luck people have not been killed. Whilst the hotel may believe it is not responsible for the behaviour of its guests, it should ensure that they are behaving considerately

3. Remodelling access

The remodelling and soft and hard landscaping of the access road is effectively going to turn the bottom of Mire Ash Brow into a crossroads with Preston New Road and Further Lane. This will have adverse effects on a road that already suffers from congestion, even if the number of guests attending the venue reduces. Preston new Road is the main access into Blackburn from the M6 and there are already times when the traffic is at a standstill for some miles.

4. Rights of Way

Whilst it is gratifying that part of the existing right of way will be refurbished, this is a duty that the owners should be performing anyway. There are good reasons for objecting to the moving of a right of way. Maintaining and moving any right of way should never adversely affect the local environment or the local population.

5. Greenbelt issues

The proposed development is within Green belt. Notwithstanding the adverse environmental issues outlined above that would clearly adversely affect wildlife (both flora and fauna), any development of the building and its annexes and car park would adversely affect the openness of the Green belt area. Green belt openness is a key characteristic of Green Belts, which are areas of land that are kept permanently open to prevent urban sprawl. Openness has both spatial and visual aspects.

Spatial aspects

The scale of the development

The scale of the intrusion into the Green Belt

Visual aspects Visual links to the wider Green Belt, and Inter-visibility between settlements. This would be adversely affected by both the physical building and any add on hard and soft landscaping even if its design was to conceal the building

. The development would affect openness by increasing both the area and volume of the building. Other individual applications for building a small annex for an elderly relative have been turned down on more than one occasion. Openness is an important characteristic of Green Belt which needs to be protected

In summary, I would recommend that the development is turned down due to effects on openness, noise pollution and traffic pollution

|Many thanks

