

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	KH	Date:	20.05.25	Manager:	LH	Date:	20.5.25
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Application Ref:	2025/0259	 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	25/04/25	
Site Notice Expired	16/05/25	
DELEGATED ITEM FILE REPORT:		APPROVAL

Development Description:	Retention of land in association with holiday lodges and wellbeing centre.
Site Address/Location:	Pendle View Primrose Lane Mellor BB2 7EQ

CONSULTATIONS:	Parish/Town Council
Mellor Parish Council have offered no observations on the proposal.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	
LCC does not raise an objection regarding the development and are of the opinion that this would not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site. Should the application be approved, we would request the same highway related conditions are imposed previously on the site.	

CONSULTATIONS:	Additional Representations.
No comments received.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
Ribble Valley Core Strategy: Key Statement DS1 – Development Strategy Key Statement DS2 – Sustainable Development Key Statement DMI2 – Transport Considerations Key Statement EC1 - Business and Employment Development Key Statement EC3 – Visitor Economy Policy DMG1 – General Considerations Policy DMG2 – Strategic Considerations Policy DMG3 – Transport & Mobility Policy DMB3 – Recreation and Tourism Development National Planning Policy Framework (NPPF)
Relevant Planning History:

2023/0972: Proposed erection of a second wellbeing building to accommodate three treatment rooms, a shower, WC, reception and outside terrace, pool and the change of use of an existing stable building for use as storage associated with the maintenance of the site – Refused.

2023/0311: Proposed erection of a timber storage new building to be used in connection with the Everything Retreat – Refused.

2022/0188: Discharge of Condition 7 (Construction Method Statement) from planning permission 3/2021/1280 - Approved.

2021/1280: Proposed partial demolition of an existing stable complex and the erection of a new building. Conversion of the retained building to provide a wellbeing centre. Resubmission of 3/2021/0788 – Approved.

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 wellbeing centre - refused – Appeal Allowed.

2020/1061: Proposed erection of a seven-bedroom holiday cottage - Refused.

2020/0517: Discharge of condition 8 (lighting), 9 (landscaping), 11 (construction), 15 (construction method statement) and 17 (site management plan) of application 3/2019/0894) – Approved.

2019/0894: Change of use of agricultural land for the siting of 12 holiday lodges, associated site office/reception and car parking area – Approved.

2017/0410: Proposed alterations and extensions of the existing property to provide improved family accommodation - Approved.

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application site is located approximately 560m from the settlement boundary of Mellor on land benefiting from an open countryside designation. Access to the site is afforded via Primrose Hill, a narrow countryside lane between Mellor Lane and Saccary Lane. There is an existing residential property adjacent the proposal site, Pendle View, which is within the ownership of the applicant.

To the east of Pendle View is a converted timber stable building currently used for storage. Land to the south is occupied by the 12 holiday lodges with associated site office/reception and car parking area.

Permission was granted on appeal in 2021 (21/0788) for conversion and extension of a building measuring a maximum of 19.08m x 16.48m to be used as a wellbeing centre with kitchen, café and wine bar, reception and three treatment rooms resulting in a total floor area of 202 sq.m.

A subsequent permission for retention of the stables for storage and the erection of a separate wellbeing centre measuring 13.65m x 8.65m incorporating an office/reception, two treatment rooms and a meeting room was approved in February 2022 under 3/2021/1280 resulting in a total floor area of 207.5 sq.m.

A slightly larger building (13.93m x 8.8m) was subsequently approved in November 2022 with the proposed new build element now including a kitchen and wine bar with three treatment rooms and a reception proposed to be located in the converted stables under 3/2022/0907 resulting in a total floor area of 212.1sq.m.

Proposed Development for which consent is sought:

This application seeks to retain the land associated with the stone-built building and existing stable building.

The facilities provided by both buildings are conditioned to only be available for use by guests staying at the holiday accommodation on-site that has been constructed pursuant to planning permission 3/2019/0894.

Principle of Development:

The introduction of a wine bar and wellness centre on site has been established as being acceptable on-site by virtue of the granting of consent at appeal ref: APP/T2350/W/22/3290586 whereby the Inspector allowed for the 'proposed partial demolition of an existing stable complex and the erection of a new building. Conversion of the retained building to provide a wellbeing centre'. This includes a restrictive condition such that the approved facilities can only serve patrons of the visitor accommodation on the site.

This permission seeks to formalise the land associated with the use of the facilities buildings as well as the 12 lodges previously approved.

Mellor is a Tier 1 Village, however, the site is within open countryside outside of any settlement and therefore Policy DMG2 applies in terms of development.

The proposal must meet one of the following considerations:

- Essential to local economy or social well-being;
- Needed for the purposes of forestry and agriculture;
- For local needs housing which meets an identified need and secured as such;
- Small scale tourism or recreational development appropriate to a rural area;
- Small scale uses appropriate to a rural area where a small-scale need or benefit can be demonstrated.

On the basis that the proposal is not seeking to change the current offer on site, the proposal would satisfy criterion number 4 as being considered small scale tourism appropriate to a rural area. This is considered further below.

Impact Upon Residential Amenity:

Taking account of the nature of the proposal and the sites relationship with nearby residential receptors it is not considered that the retention of this land would result in any undue impacts upon nearby residential amenities beyond that of the existing permissions.

The site is restricted in terms of the existing facilities should serve the patrons of the visitor accommodation on the site only. The development is not seeking to result in an increase in the quantum of visitors over and above that which would already be accommodated on the site by the existing facilities.

The use of the timber stables for storage and the existing stone building for café/wine bar and meeting room has been established. Each lodge accommodates two adults which results in a maximum of 24 visitors maximum at any one time.

The 2021 application stated that there were 15 existing car parking spaces with three additional spaces proposed. The 2019 change of use application for the siting of the holiday lodges approved a car parking area which indicated 15 spaces – these were required to be marked out before the lodges were brought into use.

This proposal does not propose any additional parking albeit the application form refers to 34 existing spaces it is understood that no changes to the car parking layout are proposed or applied for as part of this application.

Taking account of the above it is not considered that the inclusion of the land itself would result in any undue impacts upon nearby residential amenities above that of the existing use of the site.

Conditions can be attached restricting the use to that associated with the buildings and restricting the use of the outside space to 10pm which accords with the 2021 appeal decision and any structures to be erected on this land would require permission.

Visual Amenity/External Appearance:

It is not considered that the retention of the land associated with these buildings in this location would result in a detrimental impact upon the character and visual amenities of the area over and above that which already exists. Any future built form of development on the land can be controlled by the LPA.

Therefore, based on the above it is considered that the proposal therefore accords with Policy DMG2.

Highways and Parking:

The application form states that the proposed development would not add/or removed any parking spaces. The development would not result in any need for additional parking within the site.

Landscape/Ecology:

No implication resultant from the proposal.

Observations/Consideration of Matters Raised/Conclusion:

As such and for the above reasons, having regard to all material considerations and matters raised, that the application is recommended for approval.

RECOMMENDATION:

That planning permission be approved subject to appropriate conditions.