

Ribble Valley Borough Council

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Your ref: 25.0259

Our ref: D3.25.0259

Date: 1st May 2025

App no: 25.0259

Address: Everything Retreat Pendle View and Pendle View Lodges Primrose Lane Mellor

Proposal: Retention of land in association with holiday lodges and wellbeing centre.

The submitted documents and plans have been reviewed and the following comments are made.

History

3/2023/0972 - Proposed erection of a second wellbeing building to accommodate three treatment rooms, a shower, WC, reception and an outside terrace area, pool and the change of use of an existing stable building for use as storage associated with the maintenance of the site. Refused

3/2023/0311 - Proposed erection of a timber storage building to be used in connection with the Everything Retreat. Refused

3/2022/0907 - Proposed erection of a stone-built building and the change of use of an existing stable building to create a wellbeing centre. Approved

3/2021/1280- 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 10/02/2022.

Appeal lodged following application reference 3/2021/0788. Appeal reference APP/T2350/W/22/3290586. Appeal allowed 25/07/2022.

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 wellbeing centre. Refused 15/10/2021.

3/2020/1061- Proposed erection of a seven bedroom holiday cottage. Refused - 22/02/2021.

3/2019/0894- Change of use of agricultural land for the siting of 12 holiday lodges, associated site office/reception and car parking area. Approved - 14/01/2020.

Proposal

This application proposes to approve the full extent of the site including land which is currently being used in association with the holiday lodges and wellbeing centre / wellness retreat.

An existing plan and site location plan are submitted.

The application form states that there are 8 FT equivalent staff employed at the site.

Access

There are no changes proposed to the existing access arrangements. The site will continue to be accessed off Primrose Lane, which is an unclassified road subject to a 60mph speed limit. The access was previously improved following application reference 3/2019/0894, which was for the erection of 12 holiday lodges at the site.

The Highway Authority would raise an objection to further traffic using Primrose Lane due to the carriageway only allowing one-way movements to occur and there are no passing places along its length.

This proposal does not appear to intensify the use of the site but to regularise the extent of the area.

Parking

The application form indicates that there are 34 parking spaces at the site.

Application 22/0907 - Proposed erection of a stone-built building and the change of use of an existing stable building to create a wellbeing centre has 3 car parking spaces agreed.

3/2019/0894 - Change of use of agricultural land for the siting of 12 holiday lodges, associated site office/reception and car parking area has 15 car parking spaces with a area of hardstanding for a refuse wagon to turn around.

Conclusion

Lancashire County Council acting as the Highway Authority does not raise an objection regarding the proposed development and are of the opinion that the proposed development will 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.

1. The proposed facilities hereby approved (well-being centre (including treatment rooms), wine bar and meeting room) forming part of the development hereby approved shall only be available for use by persons staying overnight in the holiday lodges (as consented by 3/2019/0894) and shall not be open to or offer services to any other members of the public.

Reason: to clarify the nature of the consent hereby approved and that the facilities proposed are solely to offer facilities/services to guests of the existing holiday accommodation associated with the use is hereby approved.

2. Prior to the development hereby approved being first brought into use or becoming operational, the vehicle be a parking and manoeuvring provision as indicated shall be implemented and made available for use. The approved details shall thereafter be retained in perpetuity. Reason: in the interests of Highway safety and to ensure adequate parking provision is provided to accommodate serve the development hereby approved.

Kelly Holt
Highway Development Control Engineer
Highways and Transport
Lancashire County Council
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