

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111 www.ribblevalley.gov.uk planning@ribblevalley.gov.uk

Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2026/0150

DECISION DATE: 10 June 2026

DATE RECEIVED: 15/04/2026

APPLICANT:

Mrs Louise Monk
Everything Retreat
Pendle View
Primrose Lane
Mellor
Blackburn
BB2 7EQ

AGENT:

Ms Zara Moon
Zara Moon Architects
21 Church Street
Clitheroe
BB7 2DF

DEVELOPMENT PROPOSED: Proposed demolition of an existing stable block; extension of the existing building to provide purpose-built back-of-house accommodation; treatments rooms and yoga studio; extension of existing office building; creation of outdoor swimming pool and associated landscaping.

AT: Everything Retreat Pendle View and Pendle View Lodges Primrose Lane Mellor BB2 7EQ

Ribble Valley Borough Council hereby give notice that **permission has been granted** for the carrying out of the above development in accordance with the application plans and documents submitted subject to the following condition(s):

1. The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:

Location Plan (dwg no. 01)
(Amended) Existing and Proposed Site Plan (dwg no. 02 Rev C)
(Amended) Proposed Site Plan - Ground Floor (dwg no. 06 Rev D)
(Amended) Proposed Floor Plans (dwg no. 07 Rev B)
(Amended) Proposed Elevations (dwg no. 08 Rev B)
Existing and Proposed Office/ Reception Elevations (dwg no. 10)

Reason: For the avoidance of doubt and to clarify which plans are relevant to the consent hereby approved.

3. The materials to be used on the external surfaces of the development as indicated within the application form and on amended drawings 'Proposed Elevations' (dwg no. 08 Rev B) and 'Existing and Proposed Office/ Reception Elevations' (dwg no. 10) shall be implemented in accordance with the approved details.

Reason: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality and respond positively to the inherent character of the area.

4. The proposed facilities hereby approved (wellbeing centre (including treatment rooms and exercise studio), dining room, bar, meeting room, and outdoor swimming pool) shall only be available for use by persons staying overnight in the holiday lodges on site and shall not be open to or offer services to any other members of the public.

Reason: To ensure that the nature of the uses hereby approved and associated activities remain compatible with the area and in the interest of highway safety.

5. The wellbeing centre (including treatments rooms and exercise studio), dining room, bar, meeting room and outdoor swimming pool hereby approved shall only be operated between the following hours: 08.00 to 22.00 Monday to Sunday including Bank Holidays. There shall be no business operated from the premises outside the stated operating hours.

Reason: In the interests of the character of the area and to ensure that the nature of the uses hereby approved and associated activities remain compatible with the area.

6. The sound level (LAeq, 2 minutes) from the premises shall not exceed the representative background sound level (LA90, 2 minutes) by more than 5dB(A) between the hours of 07.00 - 23.00 and shall not exceed the representative background sound level between 23.00 - 07.00. Readings shall be taken 1.2m - 1.5m above ground, and at least 3.5m from any reflective surface at any neighbouring residential location to the proposed development.

Reason: To safeguard the living conditions of nearby residents particularly with regard to the effects of noise.

7. Prior to their installation details of a scheme for any external building or ground mounted lighting/ illumination, shall have been submitted to and approved in writing by the local planning authority. For the avoidance of doubt, the submitted details shall include luminance levels and demonstrate how any proposed external lighting has been designed and located to avoid excessive light spill/ pollution and shall include details to demonstrate how artificial illumination of important wildlife habitats is minimised/ mitigated. The lighting scheme shall be implemented in accordance with the approved details.

Reason: In the interests of the character and visual amenities of are area, to reduce excessive light spill/ pollution and to mitigate the impacts of the development upon protected species or species of conservation concern.

8. The development hereby permitted shall be carried out in strict accordance with the 'Recommendations and Ecological Enhancement' measures detailed within the submitted Ecological Survey and Assessment (Including a Licensed Bat Survey) dated September 2025 and carried out by ERAP (Consultant Ecologists) Ltd.

The artificial bat roosting and bird nesting sites shall be installed before the development is first brought into use and retained thereafter.

Reason: In the interest of biodiversity and to enhance nesting/roosting opportunities for species of conservation concern and reduce the impact of development.

9. No development, including any site preparation, demolition, scrub/ hedgerow clearance or tree works/ removal shall commence or be undertaken during the bird nesting season (1st March - 31st August inclusive) unless a nesting bird survey carried out immediately prior to any works by a licensed ecologist, confirms the absence of nesting birds. A letter from the ecologist confirming the absence of nesting birds shall be submitted to the Local Planning Authority within one month of the survey being undertaken.

Reason: To ensure that there are no adverse effects on the favourable conservation status of birds, to protect the bird population and species of importance or conservation concerns from the potential impacts of the development.

10. All tree works/ tree protection shall be carried out in strict accordance with the submitted Arboricultural Impact Assessment dated March 2026, Tree Protection Plan (ref: LTC291-TPP) and British Standard BS 5837:2012.

The specified tree protection measures shall remain in place throughout the construction phase of the development.

Reason: To protect trees/ hedging of landscape and visual amenity value on and adjacent to the site or those likely to be affected by the proposed development hereby approved.

11. The landscaping works detailed on drawings 'Hardworks and Boundary Treatments Plan (dwg no. 532-02), Landscape Masterplan (dwg no. 532-01), and Softworks, Management and Maintenance Plan (dwg no. 532-03), shall be implemented in the first planting season following first use of the development. The landscape shall thereafter be managed and maintained in accordance with the approved details.

Reason: To ensure the proposal is satisfactorily landscaped and the proper long-term management and maintenance of the landscaped areas in the interests of visual amenity and biodiversity.

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12. Prior to the commencement of development, a Biodiversity Net Gain Plan shall be submitted to and approved in writing by the Local Planning Authority (see further details below at #5 of the Notes Section) and implemented in accordance with the approved details.

The Biodiversity Gain Plan shall be prepared in accordance with the submitted Preliminary Assessment of Biodiversity Net Gain dated February 2026 and prepared by ERAP (Consultant Ecologists) Ltd.

Reason: To ensure the development delivers a net gain which satisfies paragraph 14 (2) of Schedule 7A of the Town and Country Planning Act 1990, and which is in accordance with the biodiversity information submitted with the planning application.

13. The proposed development shall be carried out in complete accordance with the Flood Mitigation Measures detailed within the submitted Flood Risk Assessment dated 7th April 2026 and prepared by PWA Group.

Reason: In order to minimise the risk of flooding.

14. The proposed development shall be carried out in strict accordance with the submitted Drainage Layout (dwg no. 1001 Rev P01). Thereafter the drainage works hereby approved shall be retained, managed and maintained in accordance with the approved details.

Reason: To promote sustainable development using appropriate drainage systems and to reduce the risk of flooding.

Note(s)

1. For rights of appeal in respect of any condition(s)/or reason(s) attached to the permission see the attached notes.
2. The applicant is advised that should there be any deviation from the approved plan the Local Planning Authority must be informed. It is therefore vital that any future Building Regulation application must comply with the approved planning application.
3. The Local Planning Authority has endeavoured to work proactively and positively to resolve issues and considered the imposition of appropriate conditions and amendments to the application to deliver a sustainable form of development.
4. This Decision Notice should be read in conjunction with the officer's report which is available to view on the website.
5. Statutory Biodiversity Condition
The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:
(a) a Biodiversity Gain Plan has been submitted to the local planning authority, and

(b) the planning authority has approved the plan.

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements listed in the legislation are considered to apply.

The biodiversity gain plan must include:

- (a) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;
- (b) the pre-development biodiversity value of the onsite habitat;
- (c) the post-development biodiversity value of the onsite habitat;
- (d) any registered offsite biodiversity gain allocated to the development and the biodiversity and the biodiversity value of that gain in relation to the development;
- (e) any biodiversity credits purchased for the development; and
- (f) such other matters as the Secretary of State may by regulations specify.

When calculating the post-development biodiversity value of a habitat, the planning authority can only take into account an increase in biodiversity value post-development where it is satisfied that the habitat creation or enhancements delivering the increase will be maintained for at least 30 years after the development is completed.

Nicola Hopkins

**NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING**

Notes

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision, then you must do so within 6 months of the date of this notice unless the following apply:

- If this is a decision to refuse planning permission for a householder application or a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice [reference], if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.

- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.

Appeals should be made online via <https://appeal-planning-decision.service.gov.uk/before-you-start>. If someone does not have access to the internet and needs help completing the appeal digitally, they should contact the Planning Inspectorate customer service team on 0303 444 5000 who will provide details of support options available.

Before making an appeal, you may find it helpful to review guidance and watch a video explaining the appeals process at <https://www.gov.uk/government/collections/make-an-appeal-to-the-planning-inspectorate-and-associated-guidance>.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.