

Ribble Valley Borough Council

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Your ref: 26.0150

Our ref: D3.26.0150

Date: 27<sup>th</sup> May 2026

**App no: 26.0150**

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

**Proposal: 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**

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

### **History**

3/2025/0259 - Retention of land in association with holiday lodges and wellbeing centre. Approved.

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**

The application seeks to extend the current building to maintain designated spaces to eat, have a meeting, or exercise. This will prevent having to re-purpose the same space several times throughout the day.

The current buildings provide 173sqm and the proposed floor area is 373.7sqm C1 use.

An outdoor swimming pool is proposed as part of the wellness offering.

The sites current wellness and dining facilities are restricted to use by retreat guests, and this is not proposed to change, and the pool is proposed to be restricted in the same way.

There are 8 full time staff and 7 part time staff, there is a proposal to increase staff by 1 full time equivalent.

## **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.

We are aware of events have been held at the site under permitted development rights which generate an increase in traffic over and above the capacity of the 12, one bedroom lodges (24 guests). We understand that these have caused disruption on the adjacent highway network due to the narrow width of the highway network.

However, this proposal does not appear to intensify the use of the site.

## **Parking**

The application form indicates that there are 34 parking spaces at the site. This will remain unchanged. The demand for parking will not increase as a result of the proposal.

## **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 conditions are imposed previously on the site to restrict use of the site outdoor areas, wellness, dining and swimming pool facilities for residents of the lodges for highway safety.

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Highways and Transport  
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