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From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 22 May 2026 15:22
To: Planning
Subject: Planning Application Comments - 3/2026/0150 FS-Case-840304686

[REDACTED]

[REDACTED]

Lancashire

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Planning Application Reference No.: 3/2026/0150

Address of Development: EVERYTHING RETREAT MELLOR

Comments: i think the further development of the Everything retreat can only be a big positive to the area and in particular the Ribble valley.it brings luxury and quality in abundance.It also helps restaurants like us by accommodating potential guests for The Three Fishes. There is also much needed jobs being created and a further boost to tourism.

26 MAY 2026

**I wish to object to planning application. No
3/2026/0150**

Everything Retreat, Primrose Lane Mellor

On reflection it looks very similar to a recent one already submitted for this site, these are the reasons planning refused Application 3/2023/0972 last time

Ribble Valley Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission **has been refused** for the carrying out of the above development for the following reason:

The proposed use, scale and sitting of the new wellness building would result in a quantum of development that is not considered proportionate or ancillary to the number of lodges on site, as such it cannot be considered a small scale tourism development appropriate to a rural area. The new building would likely increase the number of non-staying visitors to the site who would be dependent on private motor vehicle given the site's rural location. Furthermore, it would introduce further built form and urbanisation onto the site to the detriment of visual amenity.

For these reasons the proposed development is contrary to Policies DMG1, DMG2 and DMG3 of the Ribble Valley Core Strategy 2008 – 2028 as well as the National Planning Policy Framework.

Surely the same refusal should apply to this one?

