

06 MAY 2026

Dear Sirs

Planning App: Everything Retreat, Primrose Hill, Mellor

I am objecting to and writing with concern about the proposed development at the Everything retreat at Mellor.

I have lived in Mellor for over [redacted] and walked the Saccary Lane circle first with my [redacted] and now with my [redacted]

I tend not to do this walk very often now and certainly not with the [redacted] due to some of the aggressive drivers that visit this retreat, having been almost wiped out with the children on two occasions.

The Council, planning or Highways should take a responsible approach now to this development and stop allowing these places in dangerous locations like this. These are narrow lanes with blind bends and a 60mph speed limit with a wine bar situated in the middle of it all!!!

This development is not conducive to the area or environment and will inevitably lead to

[redacted]

Someone getting badly hurt or worse. Please
take this issue on when making your
decision.

Yours faithfully



06 MAY 2026

Dear Sirs

Planning Number 3/2026/0150 Everything Retreat Mellor

I would like to object to the new expansion plans at the Everything Retreat in Mellor. This was supposed to be a small retreat, it is anything but that now and to enlarge it would be making a bad situation even worse

We [redacted] and [redacted] on [redacted] both with competent, experienced and also novice [redacted]

From [redacted] we use the Saccary Lanes, the other local [redacted] also use the lanes but we are at a risk of accidents or injury to [redacted] or [redacted] from drivers who frequent the retreat.

The retreat now opens to the public for various classes and other things, which have made the lanes of which are single track and very dangerous to ride out on now.

Motorists are putting animals and people – including themselves – at risk by failing to abide by the rules of the road. Whilst most drivers are respectful some are certainly not. They are only visiting temporarily and are not familiar with the lanes at all and fly into a rage when asked to slow down a little to pass. Some just don't care and should be aware there are frequently children [redacted] as well.

Section 215 of the Highway Code clearly outlines how motorists should behave and navigate around [redacted] According to the [redacted] in 2024:

- 3,118 road incidents involving [redacted] were reported;
- 58 [redacted]
- 97 [redacted]
- 80 people were injured.

However, figures from the Pass Wide and Slow survey suggest that these sobering stats are significantly under reported, with only 29 per cent of incidents being logged on the [redacted] app.

I hope you will take this objection seriously when making your decision regarding this situation, and try to see the bigger picture and how people are affected in locations like this one.

It is everyone's interest to keep everyone safe including [redacted] as well.

Yours faithfully

[redacted]



For the attention Lucy Walker
Ribble Valley Borough Council
Church Offices
Church Walk
Clitheroe
BB7 2RA

26nd April 2026

Dear Sir/Madam

Planning Application No 3/2026/0150

Proposed demolition of an existing stable block, extension to the existing building creation of outdoor swimming pool

I am writing to object to application 3/2026/0150 for various extensions and an outdoor swimming pool, Everything Retreat Primrose Lane Mellor BB2 7EQ.

Policy DMG2 Strategic considerations

The development must meet at least one of the 5 considerations

The proposed is not essential to the local economy because the site will not generate any income for other local business as all the activity/treatment, will take place in house.

The development is not needed for forestry of agriculture and is not related to local housing needs

The development is not a small one now as originally applied for and is now creeping especially with plans to open the adjoining properties as holiday lets. Also wigwams have now been erected.

Recreational needs are not appropriate or required in the area as there are plenty of well-being facilities in the area e.g. The Sanctuary, Stanley House, Mellor Community centre, Mellor Brook community Centre and many more in and around the area.

Policy DMG1: General Considerations state that the development should be sympathetic to existing and proposed land uses in terms of its size intensity and nature as well as scale, massing and style features.

The development is a complete eyesore and can be seen from all the 3 surrounding roads. It has completely ruined what was a lovely area and any further expansion would make matters worse, this is not how the countryside should be treated at all, this site is nothing to do with farm diversification, there is nothing "green" about this site It has hot tubs, log burners decking and massive light pollution as it is, what has been allowed here is a complete disgrace, it is an environmental disaster..

The Everything Retreat is highly illuminated, contrary to the original planning Permission There is no mention of lighting in this application. I believe the proposal would further add to the existing high levels of light pollution visible all around.

There have been several occasions of noise nuisance emitting from the Everything Retreat, noise nuisance will be exacerbated further with this extension. Especially if the meeting room is to be used for social functions e.g. late drinking and music and the outdoor pool and terraced area used for musical exercise therapy thus creating more outdoor noise and disturbance. Music has been thumping out down Saccary Lane on several occasions into the early hours when 10 pm is supposed to be close down time.

If approved can conditions/regulations be put in place to stop the treatment rooms being open to the general public or for hire to private parties in particular weddings, celebrations, events or hen/stag parties, daytime classes as it is now contrary to the conditions in the original planning application which states only residents in the lodges can use this facilities.

Also could the original conditions please be looked at and enforced otherwise it's a pointless exercise keep putting them on in the first place.

The site will have 2 receptions, one for the lodges and another for the well-being centre what is to stop them being amalgamated to create another holiday lodge?

We feel that this development conflicts with the core value and local policy (DMG1, & DMG2) and hope you take my above concerns seriously when making your decision.

Yours sincerely

[Redacted]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 07 May 2026 10:56
To: Planning
Subject: Planning Application Comments - 3/2026/0150 FS-Case-835590524

[Redacted]

[Redacted]

[Redacted]

[Redacted]

Planning Application Reference No.: 3/2026/0150

Address of Development: Everything Retreat Pendle View

Comments: The Everything Retreat in Mellor is a fantastic business for the local community and the wider Ribble Valley area. Not only does it provide a unique and high-quality wellness destination, but it also helps attract visitors and paying customers into the local economy, supporting other independent businesses, cafes, shops and services nearby. The proposed plans look fantastic and will improve even more so the brilliant facilities up there.

Businesses like this shine a brilliant light on the stunning countryside and lifestyle that the Ribble Valley has to offer, encouraging more people to visit and experience the area for themselves. It is exactly the kind of thoughtful, positive business that enhances the local community whilst showcasing the beauty and appeal of the surrounding villages and countryside.

[Redacted]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 07 May 2026 12:58
To: Planning
Subject: Planning Application Comments - 3/2026/0150 FS-Case-835649925

[Redacted]

[Redacted]

[Redacted]

[Redacted]

Planning Application Reference No.: 3/2026/0150

Address of Development: Everything Retreat Pendle View Lodges, Primrose Lane, Mellor, Blackburn, Lancashire, BB2 7EQ, United Kingdom

Comments: I would like to offer my full support for the proposed development and expansion of Everything Retreat in Lancashire.

Everything Retreat is an exceptional facility that has clearly been designed with great care, attention to detail, and respect for the surrounding countryside. The existing lodges and cabins blend beautifully into the natural environment, with a modern yet sympathetic design that enhances rather than detracts from the rural landscape. The architecture and layout feel entirely fitting for the area and create a high-quality countryside destination that Lancashire can be proud of.

One of the most impressive aspects of the development is its environmentally conscious approach. The site promotes sustainable tourism, low-impact accommodation, and a strong appreciation for nature and the outdoors. Developments of this quality show that tourism and environmental responsibility can work hand in hand.

The expansion of Everything Retreat would bring significant benefits to the local economy. High-quality rural tourism attracts visitors who spend money within the wider community, supporting local pubs, restaurants, shops, tradespeople, suppliers, attractions, and other independent businesses throughout the area. It also helps create employment opportunities both directly and indirectly, which is hugely important for rural communities.

In today's increasingly fast-paced and stressful world, places such as Everything Retreat are more valuable than ever. The retreat offers people the opportunity to disconnect from busy urban life, spend time in nature, relax, recharge mentally, and enjoy genuine peace and quiet in the countryside. Facilities like this can have a hugely positive effect on mental wellbeing, stress reduction, and overall quality of life. Access to nature, open space, tranquillity, and high-quality accommodation is something many people actively seek for their health and wellbeing.

Importantly, this is not the type of development that damages the character of the countryside. In my opinion, it enhances it. It encourages people to appreciate rural Lancashire, supports responsible tourism, and showcases the area in a positive and respectful way.

Everything Retreat represents exactly the kind of thoughtful, sustainable, high-quality rural development that should be encouraged. The owners have clearly invested heavily into creating something unique, tasteful, and beneficial to both visitors and the local area.

For all of these reasons, I strongly support this application and sincerely hope permission is granted for the development to proceed.

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Lucy Walker
Ribble Valley Borough Council
Church Offices
Church Walk
Clitheroe
BB7 2RA
1st June 2026

Dear Sir/Madam

Planning Application No 3/2026/0150

The proposed use, scale and sitting of this new expansion application would result in a development that is not considered proportionate or ancillary to the number of lodges and proposed extra development on this site, as such it cannot be considered a small scale tourism development appropriate to a rural area.

The new buildings and properties would increase the number of non-staying visitors to the site and also with the site now being open to non residents for classes events and parties, who are dependent on private motor vehicles taxis etc, which given the site's rural location makes a dangerous highways situation even worse.

Furthermore, it would introduce further built form and urbanisation onto the site to the detriment of visual amenity and also disturbance to local residents some who are retired and some with young children with noise, service vehicles, light pollution and smoke pollution from 12 cabin log burners and loud music thumping into the early hours. This site, lit up like Disneyland can be seen from Longridge Fells 20 miles away! It's an appalling eyesore.

This area, once thriving wet woodland is now devoid of wildlife, only 1 brown hare seen this year, killed on Primrose lane, and so far 2 curlews!!

The applicant is now advertising adjacent properties as holiday cottages (coming soon) with advance bookings now being taken. These were residential properties not classified as holiday homes. Would these new guests have access to the facilities at the retreat?

There has also been tepee/ wigwams built on the site, adding to the detriment of visual amenity from all roads around.

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.

The proposal does not comprise sustainable development and there are no conditions that could reasonably be imposed, (or enforced) which could make this development acceptable on the grounds of road safety, pollution and visual amenity both inside the site and especially on the adjacent roads.

The site will continue to be accessed off Primrose Lane, which is an unclassified single track road subject to a 60mph speed limit.

The council have a duty of care to residents and to people visiting the area to keep everyone safe.

Please can you consider these points when making your decision as this site now is having a serious effect on road safety, visual amenity and pollution.

Thank you



The Planning dept
Ribble Valley Council
Clitheroe

08 MAY 2026

Dear Sirs/Madam

Objection letter in regard to the application for the alterations at The Everything Retreat Mellor.

I read these comments of support with amazement and notice that none of the people who write seem to live close to this development, that is proving to be a nightmare for the Saccary Lanes area.,

Increased traffic with people unfamiliar with these narrow winding roads, demolishing fences and stone walls allowing stock to escape, cars crashing on the lanes are a regular occurrence now, people wandering all over the fields, not on the footpaths, some with dogs not on leases and fouling the fields and the lanes adding extra stress and work at Lambing and hay gathering times.

Music till the early hours, keeping everyone awake and late night drinking. And now open to people not staying there, in breach of the planning conditions.

I am not going to get all [REDACTED] to write a letter like what has been done here; I will let the planning dept decide and hope they can see sense about what is going on here.

Thank you

