

Planning Application 3/2018/0050

Great Mitton and Bashall Eaves Parish Council Response

We have considered the application for the proposed change of use of agricultural land and development of ten holiday chalets on the land adjacent to The Beeches, Eastham House Farm, Great Mitton and following a site visit by the Parish Council committee we would like to make the following comments and recommendations detailed below.

- The proposed development may offer issues with the highways and the entrance and exit issues off the B6243. It is generally a fast road with traffic so this may be cause for concern.
- This is obviously intended to be a family holiday site but there is no mention of safety, security and safeguarding of children with respect to restriction of access, play area facilities and the road which as has already been stated is fast and busy.
- The design of the lodges has little thought to the surroundings. We would expect more natural materials to blend with the countryside and a more of a lodge feel than a static trailer as is proposed. Other applications in the parish have led to shepherds huts, yurts and timber lodges which all blend well with the landscape and gives a more romantic feel.
- With regards to the parking, provision has been made for 2 spaces per building. On the application there is a mention made of additional parking but this is not shown on the plan and there does not appear to be any additional space. Clarification is needed.
- Further detail needs to be provided as to the letting agreements and hours of business and restrictions on noise and light pollution etc. There are residents near to the proposed site that need to be respected and taken into consideration.
- Details need to be provided as to the drainage and services plan for the Lodges proposed.
- Ecological thinking needs to be applied to the position and use of materials and impact on wild life.
- We have concerns that this may set a precedent in the village of Mitton and may be a scheme that further down the line further applications may be sort to extend the site. We feel a Covenant would help to restrict this form of development and preserve the village of Mitton.

Without further comments or information being provided with regards to the above points we do not feel we can support the application.