



Suite 9  
Grindleton Business Centre  
The Spinney  
Grindleton  
Clitheroe  
Lancashire  
BB7 4DH

Tel: 01200 449700  
[www.ghaonline.co.uk](http://www.ghaonline.co.uk)  
email: [info@ghaonline.co.uk](mailto:info@ghaonline.co.uk)

**SITE MANAGEMENT PLAN FOR**

**PROPOSED DEVELOPMENT OF**

**10 HOLIDAY CHALETs**

**AT**

**LAND ADJACENT TO THE BEECHES,**

**CLITHEROE ROAD, GREAT MITTON, BB7 9PH**

**Prepared by:** Colin Sharpe  
**Our Client:** Mr A Cockburn  
**Our Ref:** Coc/820/2326/CS  
**Date:** May 2018



Chartered Surveyors ■■■ Planning & Development ■■■ Land Agents  
Valuers ■■■ Property Agency ■■■ Property Management



## **CONTENTS**

|           |                                     |               |
|-----------|-------------------------------------|---------------|
| <b>1.</b> | <b>INTRODUCTION</b>                 | <b>Page 3</b> |
| <b>2.</b> | <b>THE SITE</b>                     | <b>Page 3</b> |
| <b>3.</b> | <b>METHOD OF BOOKING</b>            | <b>Page 3</b> |
| <b>4.</b> | <b>ARRIVAL/DEPARTURE PROCEDURES</b> | <b>Page 3</b> |
| <b>5.</b> | <b>OCCUPATION RESTRICTIONS</b>      | <b>Page 4</b> |
| <b>6.</b> | <b>SITE MANAGEMENT DETAILS</b>      | <b>Page 4</b> |
| <b>7.</b> | <b>CODE OF CONDUCT</b>              | <b>Page 4</b> |

## **1. INTRODUCTION**

This Site Management Plan relates to a proposed development of ten holiday chalets for which Planning Permission has been sought by Planning Application 3/2018/0050 that was received by the Local Planning Authority on 16 January 2018. The Plan is produced at the request of the Council in order to ensure that management practices at the site will ensure that the operation of the tourist accommodation business will not have any unduly harmful impacts upon the appearance and character of the locality or the amenities of nearby residents.

## **2. THE SITE**

The dwelling known as The Beeches is located on the eastern side of the main road (B6243) between Clitheroe and Longridge at Great Mitton. The site of the proposed holiday chalet development, as outlined in red on the plans submitted with the Planning Application, comprises part of the front curtilage of the dwelling in order to provide access into the main part of the site which is an agricultural field within the same ownership as The Beeches. The total site has an area of approximately 0.94 hectares. The field that comprises the main part of the site slopes downwards from west to east, and there is a hard-surfaced area at its western end. The field is adjoined to the south by the dwelling, The Beeches, and its rear garden, and on all other sides by other agricultural fields.

## **3. METHOD OF BOOKING**

Bookings will be taken by telephone or on-line by the applicant who lives at the application site. On booking the guests sign up to the sites' Booking Terms which set out the site rules and procedures which include behaviour, compliance with instructions from the site manager and complaint procedures. The consequence of not following the terms could mean termination of agreement, loss of deposit or eviction from site.

## **4. ARRIVAL/DEPARTURE PROCEDURES**

Check-in time from between 2pm and 7pm. Arrival after this time can be made with prior arrangement with the site management team.

On arrival all guests must report to the management team at The Beeches. The guests will be greeted in person; guests will be given a copy of the site rules; they will be given a code to gain access to the main part of the site; and will have parking arrangements fully explained to them.

Check-out is by 11am on the day of departure, unless a later check-out time has first been agreed with the site management team..

## 5. OCCUPATION RESTRICTIONS

Whilst it is expected that the majority of bookings will be from single families, group bookings from a number of families, church and social groups will be accepted with the prior direct agreement of the site management team.

Bookings will not be accepted from large single sex groups (e.g. hen/stag parties) or from unsupervised persons under the age of 18 years.

Dogs – Well behaved dogs will be allowed, but must be kept under the control of their owners on site at all times. No dangerous breeds will be allowed (list 25.com/25 – most –dangerous-dog-breeds and Dangerous Dogs Act 1991).

## 6. SITE MANAGEMENT DETAILS

As a family run business located at the site owners' property, the site management team will comprise Mr Andrew Cockburn and Mrs Carol Cockburn, at least one of whom will be available at the site 24 hours a day at all times when there is occupancy of any of the chalets.

The managers' details are therefore:

**Names:** Mr Andrew Cockburn and Mrs Carol Cockburn

**Address:** The Beeches, Clitheroe Road, Great Mitton, BB7 9PH

**Times of day present:** 24 hours.

## 7. CODE OF CONDUCT

Noise pollution will be taken very seriously by the site management. Guests will be expected to respect others and to keep noise to a minimum and adhering to a noise curfew between the hours from 10.30pm to 7.30 am.

None other than the named guests can occupy the chalets overnight.

Guests must park in the designated parking areas and must show consideration to other guests and nearby residents when entering and leaving the site.

All guests will be given emergency contact details of the site management team and appropriate guidance on when to use them.

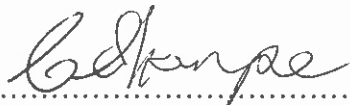
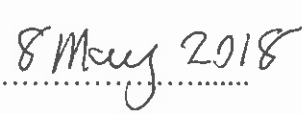
In general terms all guests will be expected to:

- Comply with all site rules
- Refrain from anti-social behaviour
- Respect the amenities and security of neighbours

- Comply with all instructions from the site management team
- Notify the site management team of any disputes, complaints or problems as soon as practicable.

Any guest found to be repeatedly breaking any of the site rules/codes of conduct will be required to leave the site immediately without any refund.

It is considered that, through the operation of this Site Management Plan, this proposed development of ten holiday chalets will not have any detrimental effects upon the appearance and character of the locality or the amenities of nearby residents, especially as there are no dwellings in the immediate vicinity of the site.

Signed.......... Date..........  
 Colin Sharpe DipTP MRTPI  
 For and on behalf of Gary Hoerty Associates