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SITE MANAGEMENT PLAN FOR

APPROVED DEVELOPMENT OF TWELVE HOLIDAY LODGES

AT

**PENDLE VIEW, PRIMROSE LANE, MELLOR
BB2 7EQ**

Prepared by: Colin Sharpe
Our Client: Mrs L Monk
Our Ref: Monk/924/2864/CS
Date: June 2020



Chartered Surveyors ■■■ Planning & Development ■■■ Land Agents
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1. INTRODUCTION

This Site Management Plan relates to a proposed development of twelve holiday lodges for which Planning Permission was granted on 14 January 2020 under reference 3/2019/0894. The Plan was originally produced in September 2019 and was submitted as one of the documents with the planning application. It had been prepared in accordance with the Council's usual requirements for applications for this type of development and was intended to ensure that management practices at the site would ensure that the operation of the tourist accommodation business would not have any unduly harmful impacts upon the appearance and character of the locality or the amenities of nearby residents.

The Council's Planning Officer's considered that the Site Management Plan, as submitted with the application, was satisfactory and would achieve its objectives. However, concern was expressed at the Planning Committee Meeting at which the application was determined, that nearby residents should be aware of the contact details of a member of staff who they could contact in the event that their amenities were being unduly harmed by noise or other unsocial behaviour by guests at the site. Members therefore requested the Planning Officer to impose a condition requiring the submission of an updated Site Management Plan for the Council's written approval which would detail the location that the emergency contact details would be displayed at all times. Condition 17 of the Planning Permission contains this requirement. To address this condition, and enable it to be discharged, a second paragraph has been added to Section 6 of this Site Management Plan. In all other respects sections 2 -7 are unaltered.

2. THE SITE

The dwelling known as Pendle View is located on the south side of Primrose Lane in an area of open countryside approximately 800m to the north east of the settlement of Mellor. The site of the proposed holiday lodge development, as outlined in red on the plans submitted with the Planning Application, comprises a small part of the front curtilage of the dwelling in order to provide access into the main part of the site which is an un-used piece of land that is not suitable for agricultural use, and which is also in the applicant's ownership.

3. METHOD OF BOOKING

Bookings will be taken by telephone or on-line by the applicant who lives at The Farmhouse, Cunliffe Moss Farm, Saccary Lane, Mellor, BB1 9DL which is approximately 5 minutes' drive away from the application site. On booking, guests will sign up to the sites' booking terms which will 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 will be between 2pm and 7pm. Arrival outside this time can be made with prior arrangement with the site management team.

On arrival all guests will report to the management team at the site reception/office. The guests will be greeted in person and will be given a copy of the site rules and the parking arrangements will be fully explained to them. Departure time will be before 11am on the day of departure, unless a later departure time has first been agreed with the site management team.

5. OCCUPATION RESTRICTIONS

Whilst it is expected that most bookings will be from single families, group bookings from several families, church and social groups will be accepted with the prior direct agreement of the site management team. Bookings will not be accepted 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](https://www.25.com/25-most-dangerous-dog-breeds) and Dangerous Dogs Act 1991).

6. SITE MANAGEMENT DETAILS

Upon arrival, all guests will be given details of the site management team. At least one member of the team will be present at the site reception/office and available to deal with general enquiries during the hours 09.00 and 18.00 on all days when there are guests on the site. Guests will be given the contact details of a member of staff who they should contact in the case of an emergency outside the opening hours of the reception/office. This member of staff will be contactable for emergency situations 24 hours a day at all times when there is occupancy of any of the lodges.

The contact details for this member of staff will be permanently displayed in the window of the site office/reception and also on a sign at the entrance to the site that will be visible from Primrose Lane outside the site.

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 of 10.30pm to 7.30 am.

No persons other than the named guests can occupy the lodges overnight.

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


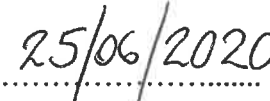
All guests will be given emergency contact details of the site management team and appropriate guidance on when to use them.

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 twelve holiday lodges 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