

High Peak Borough Council

8th November 2024

Dear Sirs,

Town and Country Planning Act 1990.

Site: Caravan Site, Lodge Farm, Boggard Lane, Charlesworth, Derbyshire, SK13 5HL

Planning application: HPK/2024/0349

Description of Development:

Extension of holiday season from 11 months a year to 12 months a year for 8 static caravans (lodges)

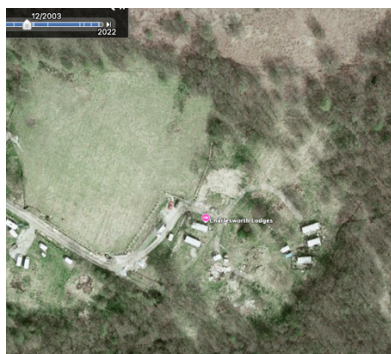
Introduction.

I have been appointed by Mr. and Mrs. Hartle, the owners and occupiers of No. 7 Boggard Lane to review the application. My comments are as follows:

Inappropriate development, loss of openness and harm to Greenbelt (MOL).

The applicants comments about promoting tourism and the rural economy are noted. However, the use of the site is inappropriate development in the green belt. The site as evolved from green field with a few static caravans to a small holiday lodge development.

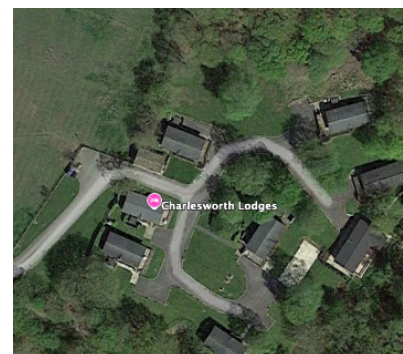
2003 google earth view



2009 (approx. date when the caravans were replaced with lodges (new hard standing areas under construction are visible)



The site as it exists today.



The creation the hard standing, the access and the erection of the lodges was over 10 years ago, so the development is immune from any formal enforcement action. However, the council and the planning

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inspectorate have always sought to retain tight control over the use of the Lodges given their sensitive green belt location.

It is important to refer to a 2005 appeal decision that was allowed. The appeal related to condition 2 of application ref HPK/2003/0470 which said.

"The static caravans hereby permitted to be occupied between 1 March and 14 January in the following year must not be occupied for more than 28 days by any one occupier"

The appeal was allowed, and the inspector amended the condition to read.

The caravans subject to this permission shall be used as holiday accommodation only.

In 2011 (HPK/2011/0587) the applicant applied to extend the operation to 11 months of the year. This was permitted by the council and the council also imposed the same planning condition.

The applicant's reason for extending the period of use is detailed in the planning statement that accompanied the application. It said.

The reason behind this request is to enable guests to stay at the site for Valentines Day and over the half term period during the month of February. The business has identified a demand for holiday use of the lodges during this February period and wishes to be able to supply this demand (para 6.5).

The concluding paragraph of the planning statement emphasised the importance of retaining the 1-month period of vacancy. It said.

As with the Appeal decision issued in May 2004, a condition can be attached to the planning permission to ensure that the caravans, which are the subject of this application, are used solely for holiday accommodation. This would be in line with Circular 11/95 and the advice contained in Annex B of the Good Practice Guide on Planning for Tourism. The continued closure of the site, albeit for a shorter period, will still permit the Council to monitor the use of the site and ensure that the lodges are only used by visitors and do not become part of the housing stock (para 7.1).

The applicant is now seeking to remove the final safeguard, that will inevitably make monitoring and controlling the use of the site and holiday occupancy condition virtually impossible.

The planning history of this site has revealed that the applicant has been able to erect 8 permanent chalets on the site without seeking planning approval. If this can happen, what are the chances of the council being able to effectively monitor how the chalets are used, given the remote location?

The one month break in operation provides an effective means of monitoring and controlling the use in this sensitive Green Belt location as affirmed by the applicant themselves. This is why it should be retained, and therefore officers and members are polite fully requested to refuse the application.

Yours faithfully,

Andy Hollins
Consultant chartered planner
MA MRTPI