



Management Plan

Darley Cliffe Hall

This document is in support of the proposed Change of Use application for Darley Cliffe Hall, reference 2021/1409.

The following information provides details of the intended management plan for the property whilst operating as a holiday let. The management plan gives particular focus on controlling impacts of noise, movement and activity of the surrounding area. An overview of proposed 'House Rules' is provided, which guests will be made aware of to minimise disturbance. The terms and conditions of guests letting Darley Cliffe Hall will have provision for the owner to terminate a let if guests do not comply with the terms and conditions or repeatedly breach house rules.

Site Address

Darley Cliffe Hall
Kingwell Road
Worsbrough
Barnsley
S70 4AG

Guests

The property will not be operated like a 'hotel' whereby each room is individually let to separate guests. The entire property will be let to a single group of people who know each other (i.e. families and friends). The maximum number of guests will be 18. Guests will be strictly prohibited from inviting non-guests to the property for events or parties.

Lengths of Stay

During public holidays and state or independent school holidays, the property will be advertised for weekly stays. Outside of public and state or independent school holidays, the minimum length of stay will be 3 nights. To minimise frequency of movement to and from the property, there will be a maximum of 2no. of 3 night stays within a single week. This will minimise the frequency of guests and cleaning services moving to and from the property during a single week, limiting disturbance to neighbouring properties.

Check-in time will be after 3pm on the day of arrival and check-out time will be 10am on the day of departure.

Guest Access

Guests will be met at the property to receive a tour and reinforce the house rules. Guests will arrive at the property via the Southern private access road, leading from Kingwell Road. This will minimise vehicle disturbance to the nearby residential properties who use the Northern access road leading to Upper Sheffield Road.

House Rules

The following provides an overview of the intended House Rules which all guests will be made aware of and must follow, with regards to noise and activity. Guests will be sent a full copy of House Rules prior to arrival and hardcopies will be displayed within the property.

Behaviour

- Guests are to enjoy their time at the property but must be respectful and considerate of neighbours.
- No offensive behaviour such as loud swearing, nudity (etc.), and no dangerous, threatening, unlawful or illegal behaviour.
- Guests must not use the property for any dangerous, offensive, noxious, noisy, immoral activities or conduct any act that may be a nuisance to the owner or other neighbouring properties. Very serious breaches of these rules may result in termination of stay.

Music and Noise

- Out of courtesy to neighbouring residential properties we have developed a noise policy.
- Music is not permitted outside at the front of the property, nor are gatherings or other activities. All activity must be kept inside the property or in the rear gardens only.
- Any music outside in the rear garden must be kept to a reasonable level, respectful of neighbouring properties.
- When music is playing inside the property, the windows and doors should be kept closed and the music must be kept to a reasonable level.

Activity

- Outdoor seating is provided in the rear garden only, not in the front garden. Therefore all activities must be kept either inside the property or in the rear gardens.
- No gatherings or other social activities are permitted in the front of the property. The front of the property will only be used for arrival and car parking. This is to limit disturbance to residential neighbours close to the front boundary of the property.
- The property will not be advertised for Hen or Stag do groups.
- No smoking within the premises.

Escalation

- Should the neighbours have cause to complain as to breaches of the house rules above, and there is concrete evidence of a breach, the matter can be escalated to the property management company. Contact details of the management company will be sent to each of the neighbours, once this has been set up for the property.

- The management company will take appropriate remedial action to include:
 - Contacting guests with warning;
 - Banning unreasonable guests from future bookings, and;
 - In exceptional circumstances demanding that the guests leave the premises.