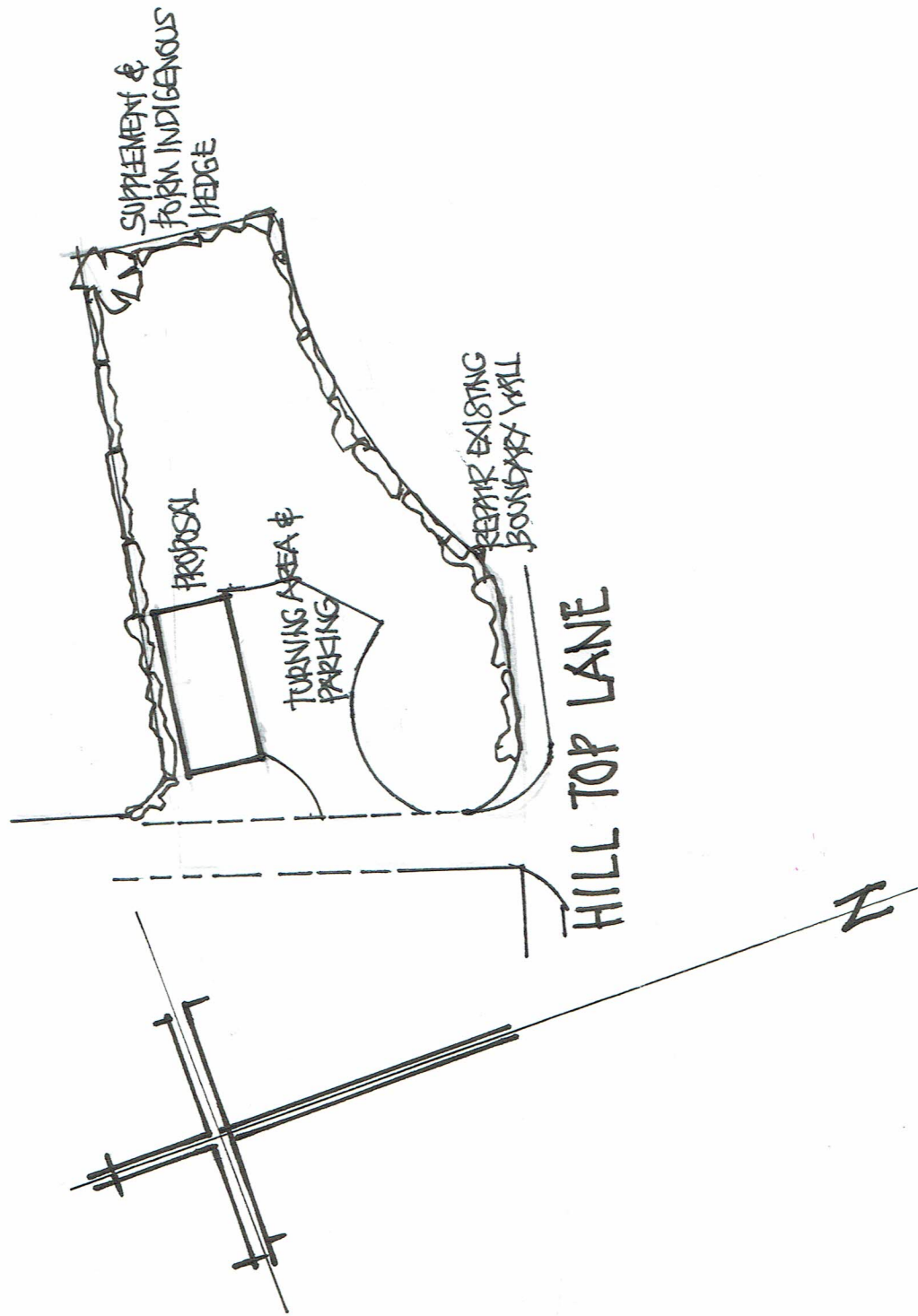


PROPOSED HOLIDAY VILLA



BLOCK PLAN
WINDY BANK HALL

SCALE 1:500

Planning Statement

Proposed construction of Holiday Villa accommodation unit at Windy Bank Farm, Hill Top Lane, Green Moor.

The proposal is to construct a holiday let unit within the current site boundary. Windy Bank Farm was formerly a working farm and is still registered as an Agricultural Holding. The property is set within 6 acres in total all under grass. The site is owner occupied with planning permission to use part of the property as a holiday let. An adjacent field is also registered with the Caravan Club as an authorised camping and caravan site, thus establishing its holiday purpose use.

The site is within Green Belt but we submit that the proposed user is consistent with approved planning policy. Diversification within the agricultural environment has been accepted as a form of development for a number of years. Holiday let accommodation is vastly under resourced in the area and the clients current unit is consistently let. Large local events like the Tour De Yorkshire and the open environment surrounding the site attract visitors from far and wide. The sites visitors are attracted by its tranquillity and yet its easy access to main traffic routes,

The design of the proposal has been formed to produce an agricultural feel with the use of external timber cladding and a coloured metal roof. Orientation as submitted is to minimise any concerns of local residents regarding infringement of privacy. The low mono - pitched roof similar achieves minimal impact on the landscape.

The existing on site wind turbine produces 5000kw of electricity annually back to the National Grid. Subsequently the proposal would be self sufficient from an energy basis and be electrically carbon free.

Access to the site is via the existing entrance. The unit would incorporate a gravel surfaced courtyard, again to minimise effect on the environment. The present clientele tend to park their vehicle and then spend the break in hiking boots utilising the many local public footpaths. Similarly the surrounding dry stone walls would be repaired and maintained with additional planting to establish the current green hedge boundary.

The use would be strictly for holiday let purposes and we would expect similar conditions to our earlier approval. Holiday lets have add on benefits for local traders in that the users generally use local facilities, ie Public Houses and restaurants as well as local shops. The benefits of increased activity also promote Barnsley District as a whole.

In conclusion we submit that our proposal is consistent with Local and National Planning Policy but we would be willing to expand on any issues deemed relevant