

01 JUL 2008

PROPOSED UPGRADING AND RESTRUCTURING OF FACILITIES
Proposed Upgrading and Restructuring of Facilities at Windy Harbour Farm Hotel,
Woodhead Road, Glossop, SK13 7QE. Client Mr Graham Caesar, Windy Harbour Farm Hotel,
Woodhead Road, Glossop. SK13 7QE.

Summary of Special Reasons / Significant Benefits specific to Windy Harbour Farm Hotel:-

- 1). There is a critical need for a new car parking facility for the existing hotel.
- 2). The existing deficient highway access needs to be restructured to enable the existing business to function safely – especially with the increase in highway traffic using the main Woodhead Road.
- 3). The existing run down caravan and camping park needs to be fully restructured with new modern facilities as currently the existing facilities are undesirable to modern holiday makers and it is having a negative impact on the hotels desirability and setting.
- 4). The existing caravan park already has a detrimental impact upon visual amenity to the green belt and the adjacent National Park - this could be vastly improved with the proposed upgrading and landscaping proposed.
- 5). The existing hotel has minimal accommodation available (6 rooms). Additional accommodation is urgently required to sustain the existing business and to allow it to grow further. The proposed Lodge accommodation would compliment the existing accommodation and allow an expansion of accommodation in a fitting form.
- 6). The proposed "Lodges" would be constructed from timber and stained in environmental colours and allowed to weather in their natural form to blend into the natural environment. Lodges are highly exclusive, specialised holiday units and are extremely attractive and quirky as special occasion accommodation for honeymoons, weddings, anniversary's, and birthdays etc. The Hotel desperately needs additional accommodation of this high quality nature to maintain its position as a high quality venue in the locality.
- 7). The proposals contributes to the lengthening of the tourist season.
- 8). The proposals would secure existing employment and create further full and part time employment. Typical employment positions would comprise of :- manager, cleaners, grounds maintenance, lodge maintenance. The construction of the scheme would also create employment opportunities together with the manufacture of lodge units.
- 9). The scheme would be of significant economic benefit to Glossop and local Glossop business's. Other tourist attractions in the area would also benefit from the proposals. Research in 2003 indicated that each rented "caravan" injects an

income of £15,490 into the Local Economy and the average number of staff employed (both full-time and part-time) across all the caravan parks was 20. In high season, staffing levels tended to double with the recruitment of seasonal staff, reaching an average of 48 full and part-time.

10). There is a significant demand for self catering and lodge style holiday accommodation in the locality and nationally, the applicant regularly receives requests for self catering accommodation.

11). The above are very special site specific circumstances which justify the proposed scheme – there is no other more appropriate and available site available.

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