

The original refusal for a holiday let was for the reason of the large scale first floor extension. I would point out there was already in the building a first floor and the height extension to it was only approx 1 metre higher and as the building is on lower ground than the main Dairy barns 1 , 2 and 3 it does not appear large at all.

It is not visible from the Hailstone farm driveway or the A38 and is no more obtrusive to the other properties on site than the garage/barn that was there before.
It is only visible by the public from the road around Goblin Combe , through farm gateways.

Therefore I believe the building does not harm the openness of the green belt as it has changed so little from the previous building. It looks better as it is now a smart looking new building and we have planted several large trees on the grounds around it including 6 popular trees a horse chestnut and an oak as well as berry producing trees for the birds and 30 large popular trees all down the main driveway in.

The house is built with the highest levels of insulation including an air source heat pump and solar pv and quality double glazing. It has an EPC of B and only missed on being an A rated house by a few points.

The area around Redhill since 2016 when the first application was submitted has had a lot of new developments for short stay accommodation , and there are numerous places within a mile that all cater for this including Vosper Lodge, Park and fly, Hillcroft who have a good selection of rooms and facilities. Hillcrest farm, Airport tavern, Hampton by Hilton, Winford manor, Forge , Acorns and about 50 others all offering this service.

On the other hand there is a known shortage of new build , quality, well insulated homes to live in which would because of their insulation levels and modern boilers be more affordable to live in and use less fuel and be kinder to the planet. A holiday let close to the other barns which are now homes and lived in by families would be noisier and cause more disturbance than a dwelling and I am sure would be preferable for our neighbours.

Also in recent times the planning rules led by central government have been relaxed allowing many housing estates on green belt all around the Country and nearby Bristol Airport has won its appeal to increase capacity for more flights. Also the airport has built a massive office block and a red and white striped radar tower a hotel and multi storey car park with lights left on day and night all visible for miles.

To sum up I would say that to allow Dairy barn 4 to be a permanent residence would create less noise and harm to the countryside than a holiday let would and it would provide another home to live in when there is a shortage.