

Item: 6

DC/19/4875/FUL

Creation of bike park with associated facilities, infrastructure, and landscaping; management compound including 3 static caravans; Enlargement of fishing pond, and the erection of 10 Glamping units.

Brightwell Wood, Brightwell Street, Brightwell, Suffolk

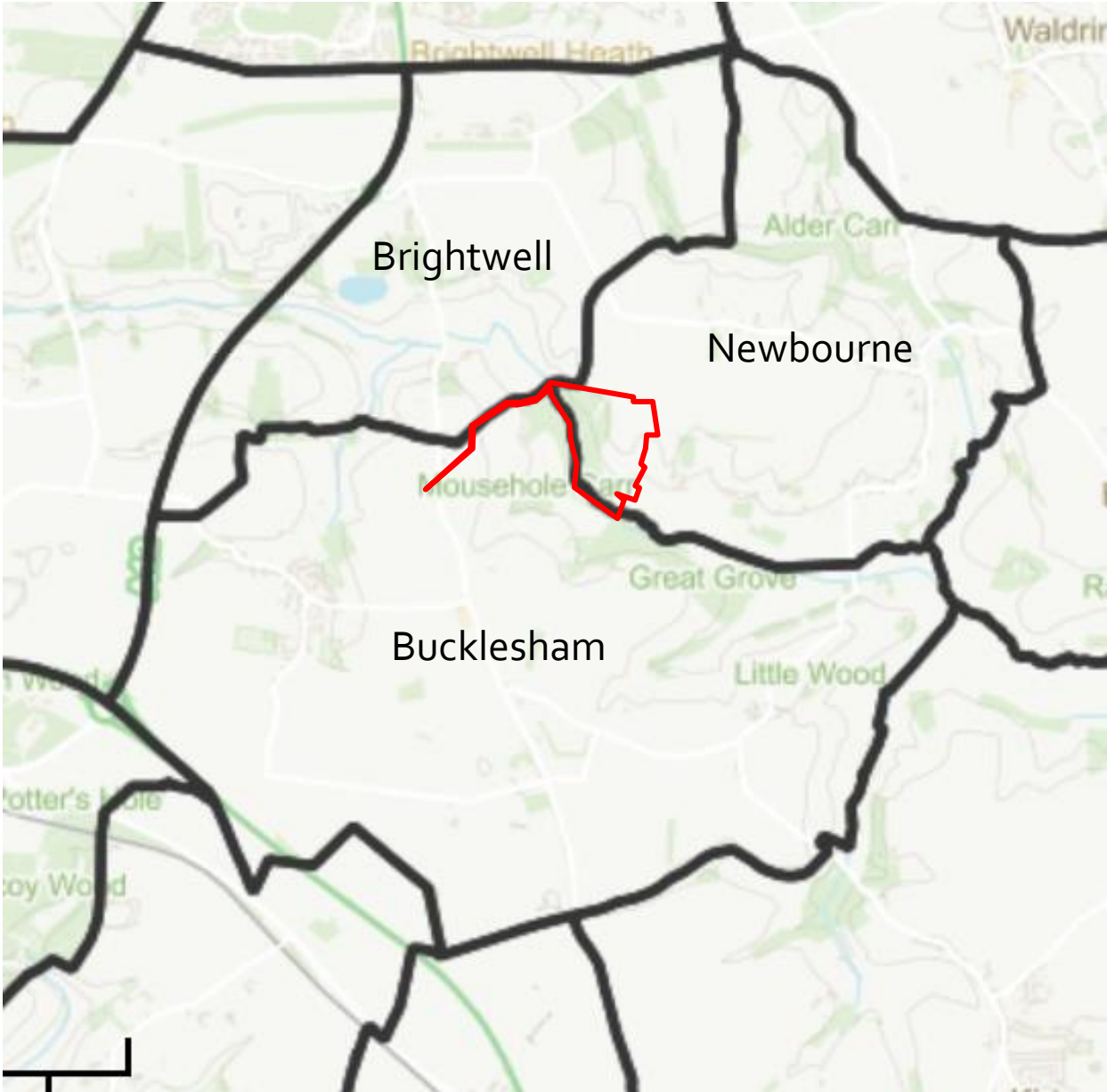


Site Location

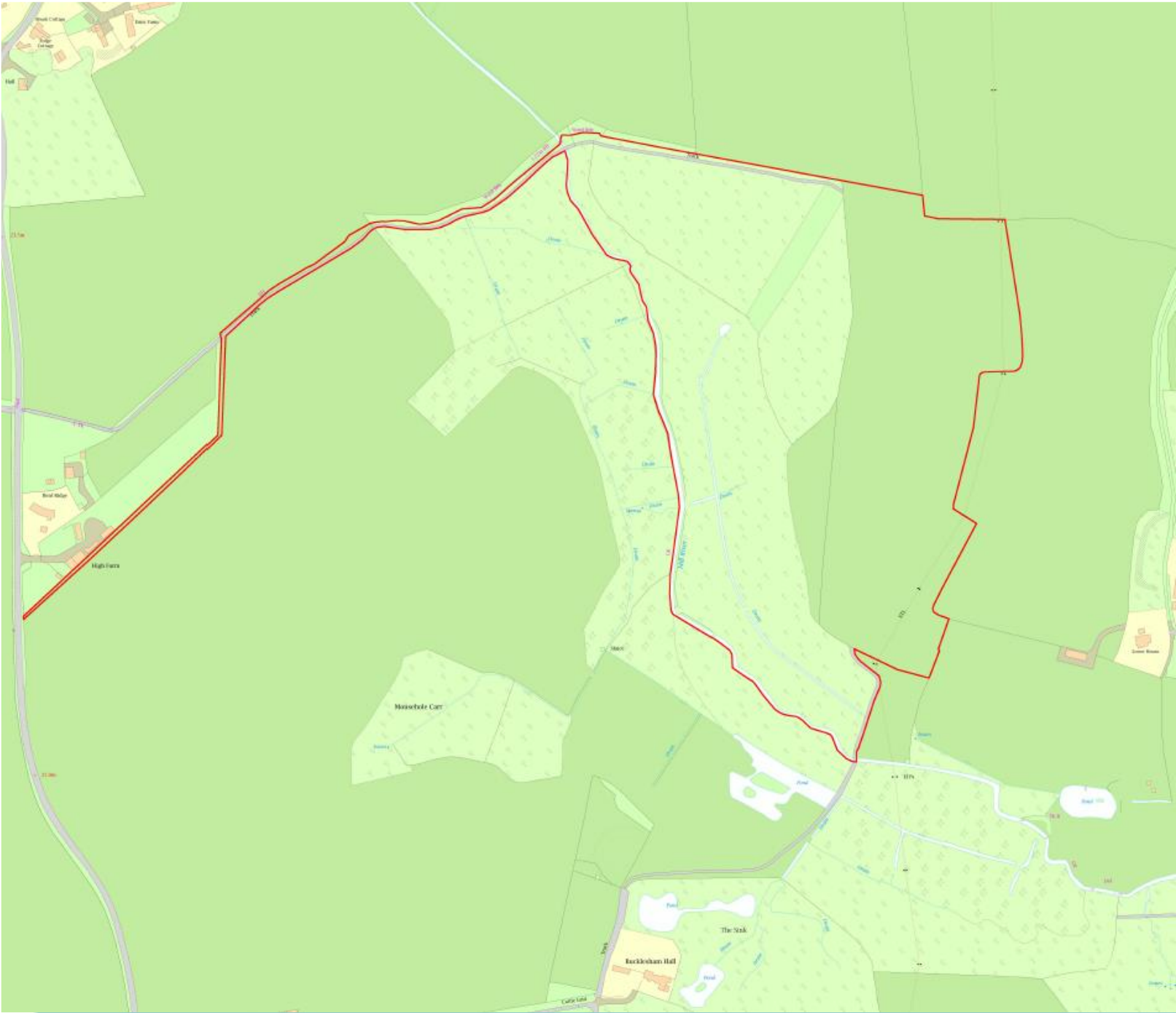


Google <https://www.google.co.uk/maps/@52.0392476,1.2850683,15z>

Parish Boundaries



Site Location Plan



Photographs



Access from the Highway

Photographs



Views from Highway

Photographs



Access into site



Lower Car Park



Photographs



Views of entrance and lower car park (viewed from public footpath)

Photographs



River Mill looking West along lower car park



Lower Car Park River Mill looking North

Photographs



Access to top car park, PROW runs to the right of access



Route to pond and manger compound

Photographs



Views of Upper car park from public footpath



Photographs



Views from
public
footpath
running along
the north of
the site



Photographs



Images of bike route through trees



Photographs – Images of fishing pond



Photographs



(Duel Slalom) - Central Jump/run



Photographs



Starting Ramps/
Practice jumps area



Views to manager compound and
existing workshop

Photographs – Existing workshop



Photographs – Managers Compound



Photographs



Views to mangers compound



Practice jump area



Photographs



Upper Car Park



Upper car park with views to managers compound

Photographs



Images of southern site



Bike route through the southern side of the site

Block Plan

Lower Car Park

10 Glamping Pods

Shower and toilets

Pond

Workshop

Duel Slalom

Upper Car Park

Bike track

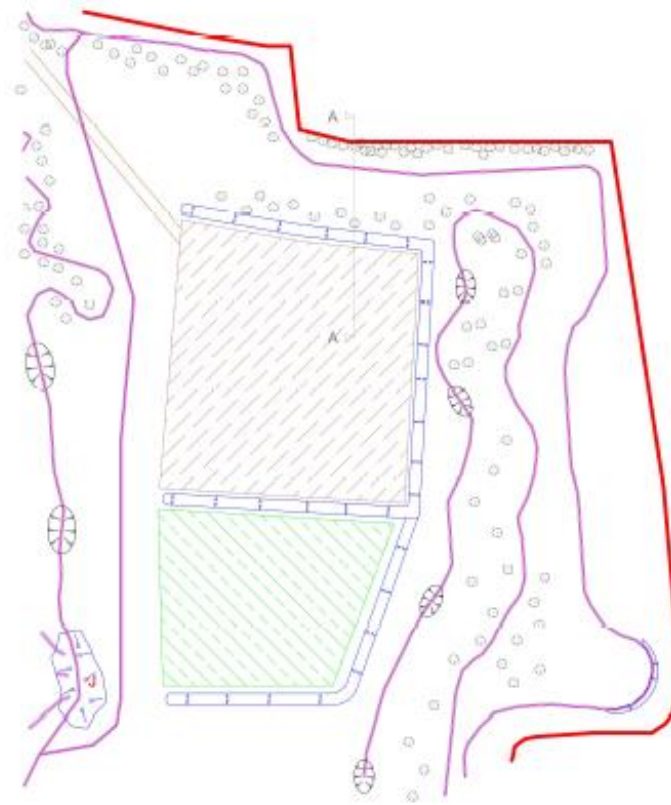
Skills Area

Starting Ramps

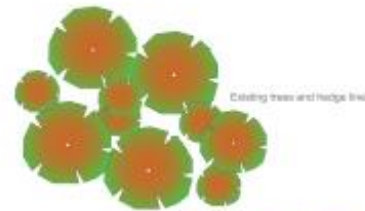
Managers Compound



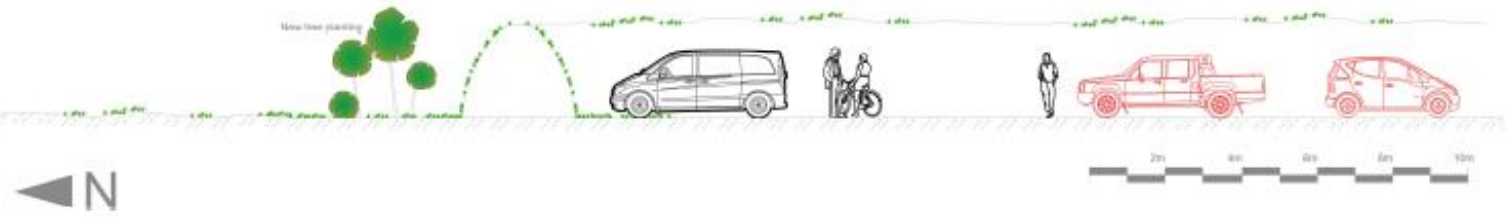
Upper Car Park Plan



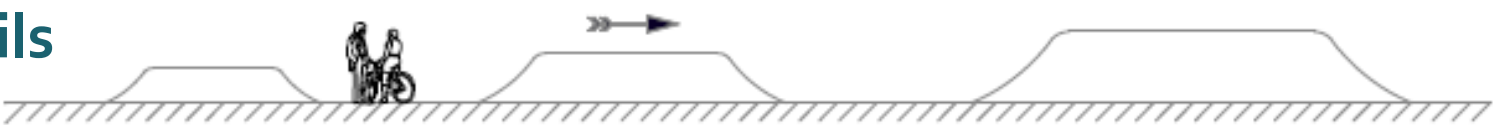
Brightwell Country Park
Upper carpark area and bund plan
Scale 1:1000 @A2



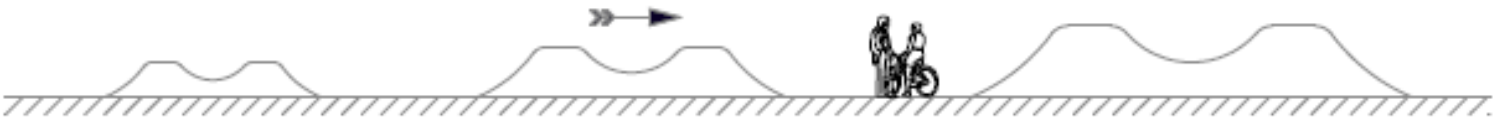
Brightwell Country Park
Upper carpark and bund
Section A-A
Scale 1:100 @A2



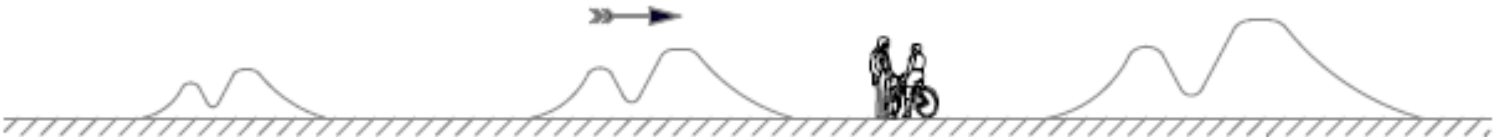
Cross sections of jump details



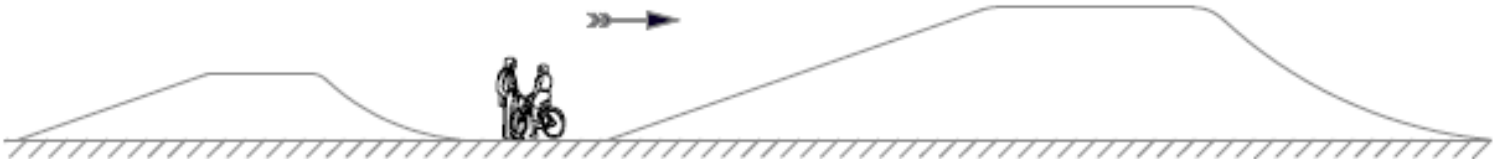
Typical section of tabletop jump feature (soil)



Typical section of tabletop gap jump feature (soil)



Typical section of dirt jump feature (soil) less than 2.5m high



Typical section of starting ramp (soil) less than 3.5m high



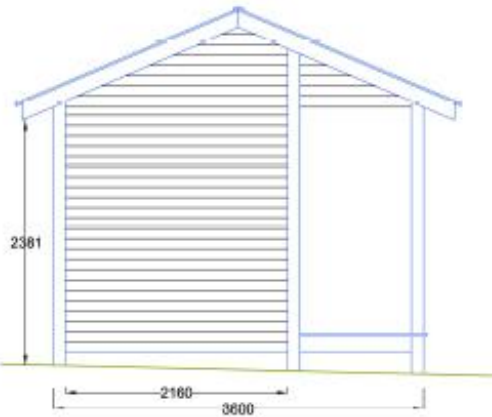
Toilet Block



Plan



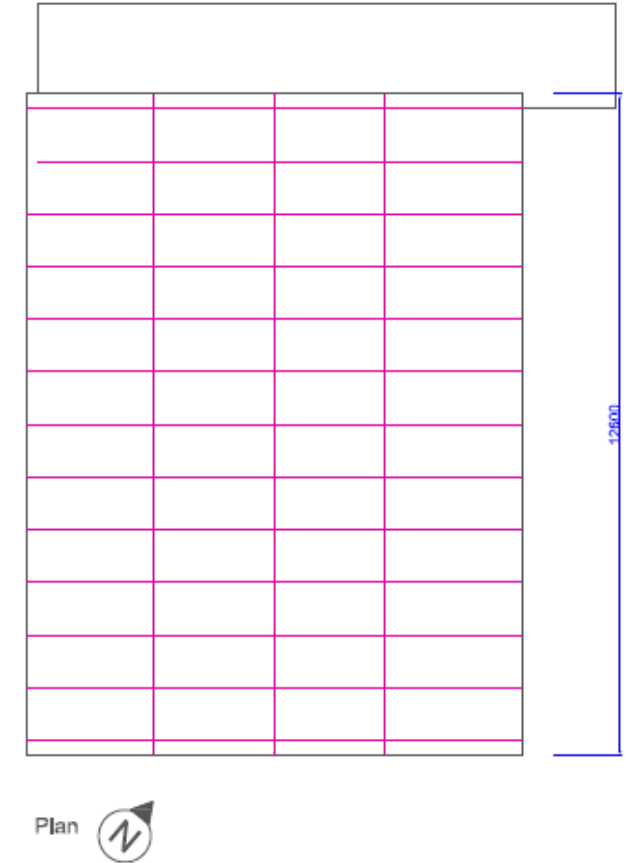
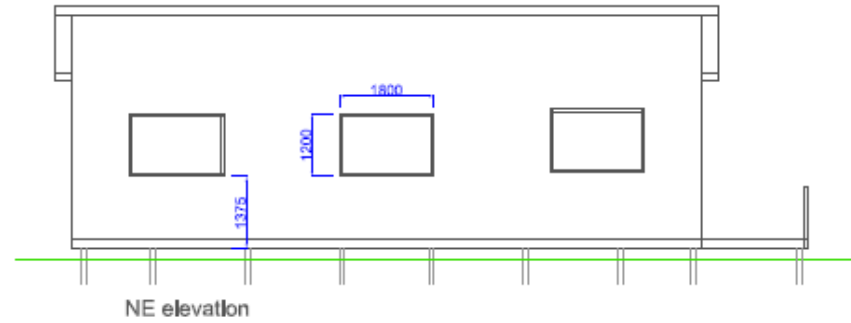
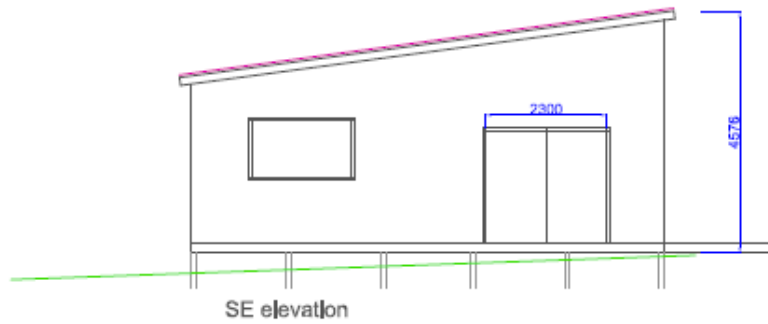
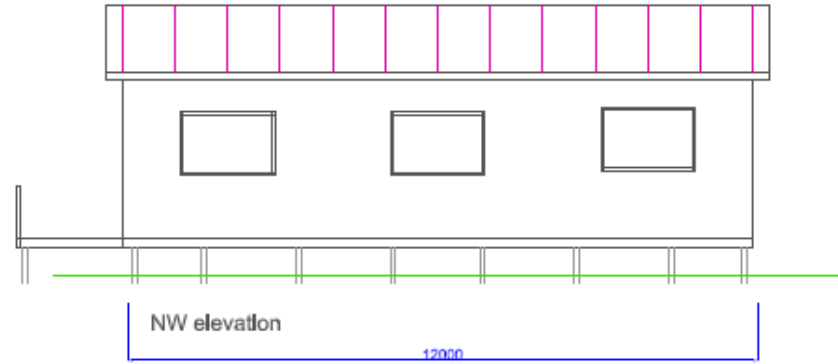
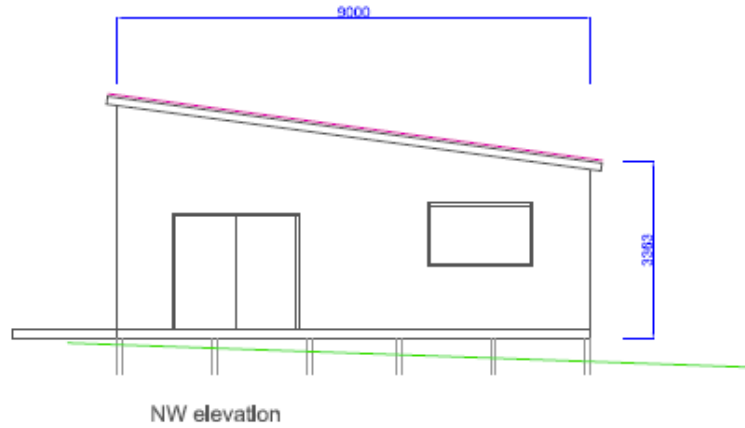
Side Elevation



Front Elevation

Brightwell Country Park
Disabled toilets and showers (Pond)
Scale 1-50 @ A3

Workshop (as existing)



Materials

Black painted weather board 32mm thickness for walls.
Box profile plastic coated metal roof panels.
Standard decking boards external flooring

- Main Building
- Roof Panels
- Ground

Brightwell Workshop
Scale 1:125 @A3

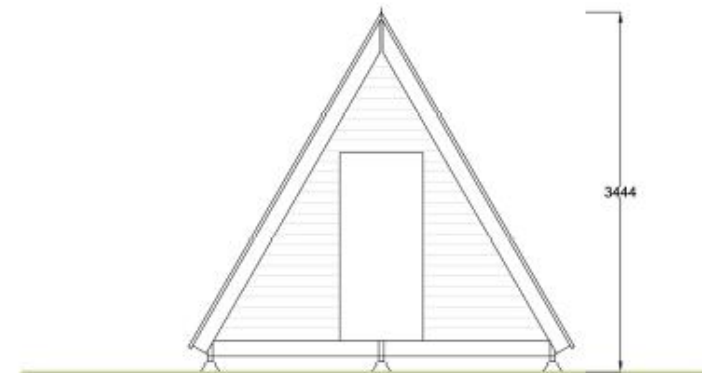
Glamping Pods



Plan




Side Elevation



Front Elevation

Brightwell Country Park
Glamping Pod Style 1
Scale 1-50 @ A3

Principle Considerations

1. The sites change of use to a recreational use as a bike park and fishing lake;
 2. The suitability of the site for glamping purposes
 - Sustainability
 - Economic Development in Rural Areas
 - Tourism
 - Sport and Play
 - Impact on Landscape
 - Access
 - Residential Amenity
 - Ecology
- 
- A teal-colored decorative shape, resembling a stylized hill or a wedge, is located in the bottom right corner of the slide.

Recommendation

Officers seeks authority to approves subject to no new material planning considerations being received from Bucklesham Parish Council; subject to the following conditions:

- Time limit
- Compliancy
- Materials
- Opening Hours 9am- 4pm December - March and 8am 9 pm April
- Restriction of use to bicycles only on the bike trails
- Submission of "lighting design strategy for biodiversity" prior to occupation of holiday units
- Discovery of unexpected contamination
- Highways - The access shall be maintained in accordance with drawing DM04
- Highways - The visibility splays shall be maintained as shown on Drawing No. SK383383
- Submission of secure/covered bicycle storage to serve the development prior to occupation of holiday unit
- Implementation of tree/shrub planting scheme implemented not later than the first planting season
- Occupation condition on holiday accommodation

Item: 7

DC/20/1285/FUL

Conversion of existing agricultural Barn (plot 7) to two residential units (amendment from 1 unit previously approved under approval 18/1506 and amended under approval 19/4766) & including raising the roof pitch to the garage of Plot 1 & 2.

Home Farm, Wickham Market Road, Easton, IP13 0ET

Site Location Plan



Link to Google street view:

[https://www.google.com/maps/@52.17166,1.3485136,3a,27.1y,190.61h,88.62t/data=!3m7!1e1!3m5!1sq7SxKTgi1RovAKpZ4vW8sA!2eo!6s%2F%2Fgeo3.ggpht.com%2Fcbk%3Fpanoid%3Dq7SxKTgi1RovAKpZ4vW8sA!26output%3Dthumbnail%26client%3Dmaps_sv.tactile.gps%26thumb%3D2%26w%3D203%26h%3D100%26yaw%3D62.81127%26pitch%3D0%26thumbfov%3D100!7i13312!8i6656](https://www.google.com/maps/@52.17166,1.3485136,3a,27.1y,190.61h,88.62t/data=!3m7!1e1!3m5!1sq7SxKTgi1RovAKpZ4vW8sA!2eo!6s%2F%2Fgeo3.ggpht.com%2Fcbk%3Fpanoid%3Dq7SxKTgi1RovAKpZ4vW8sA%26output%3Dthumbnail%26client%3Dmaps_sv.tactile.gps%26thumb%3D2%26w%3D203%26h%3D100%26yaw%3D62.81127%26pitch%3D0%26thumbfov%3D100!7i13312!8i6656)

[illegible]

Block Plan – as proposed



Plot 1– Garage as approved



Plot 1– Garage as proposed



Plot 1– Elevations as proposed



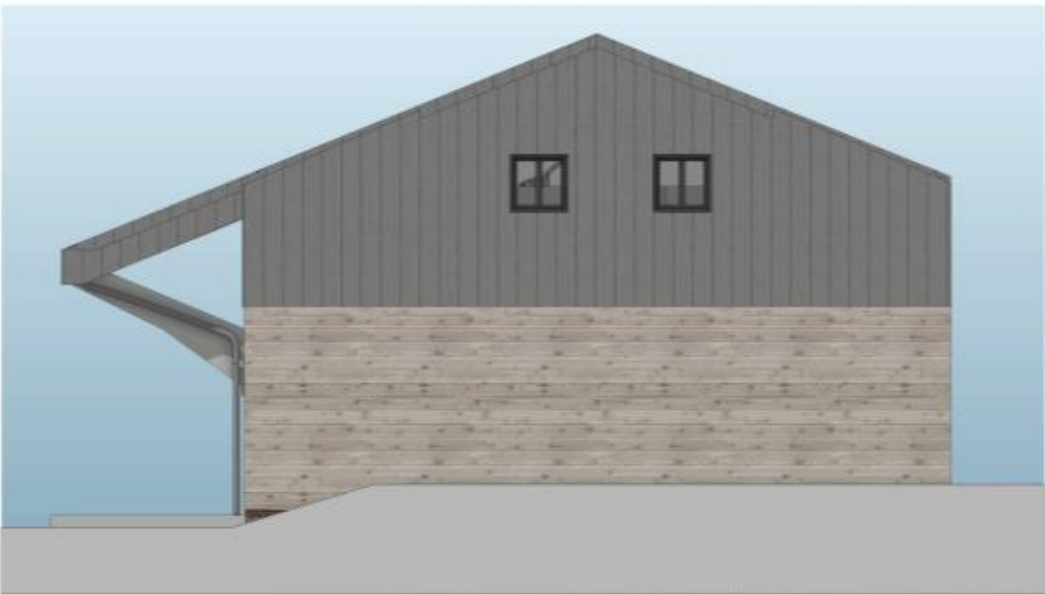
West Elevation



South Elevation



North Elevation



East Elevation

Plot 2 – Garage as proposed



Garage West Elevation



Garage North Elevation



Garage East Elevation



Garage South Elevation



As approved:



Plot 2 – Elevations as approved



South Elevation



East Elevation



West Elevation

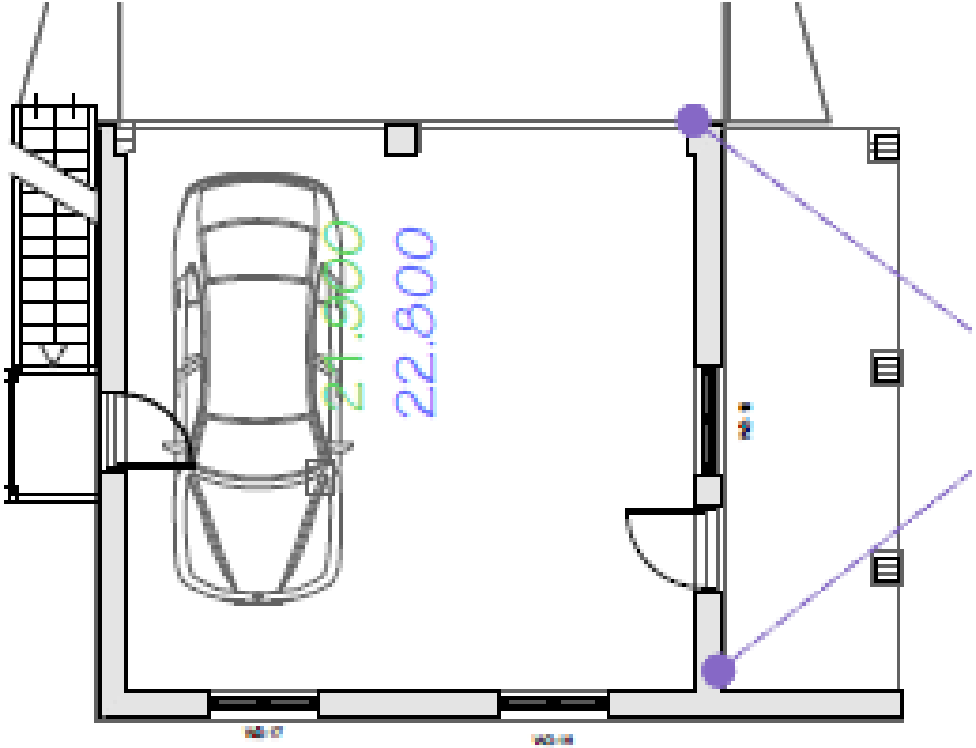
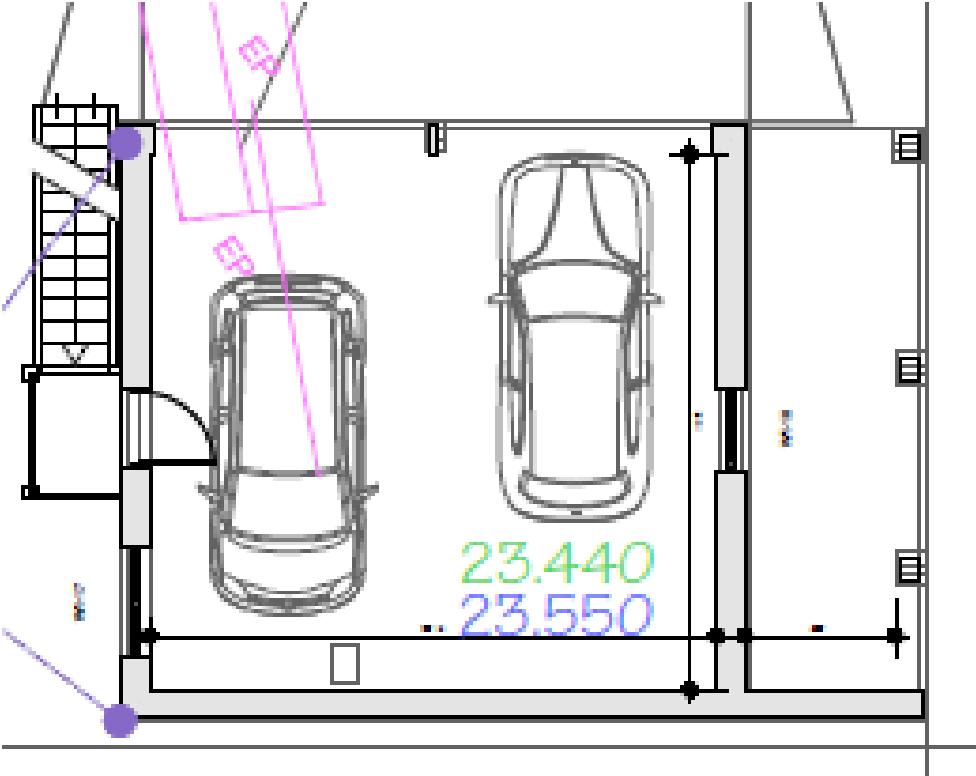


North Elevation

Plot 2



Plots 1 and 2 garage floorplans



Plot 7 – Elevations as approved as approved under DC/19/4766/VOC



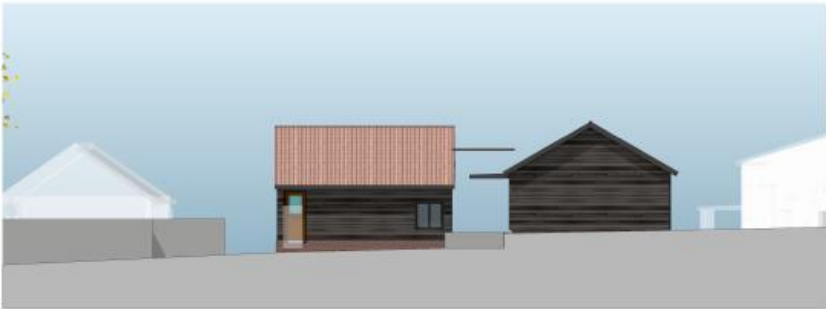
North Elevation

PLOT 7

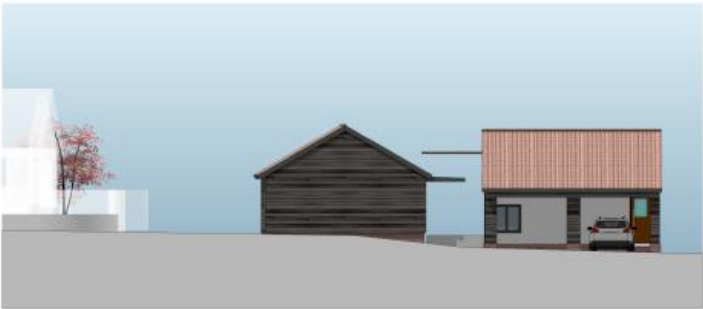


South Elevation

PLOT 7



East Elevation

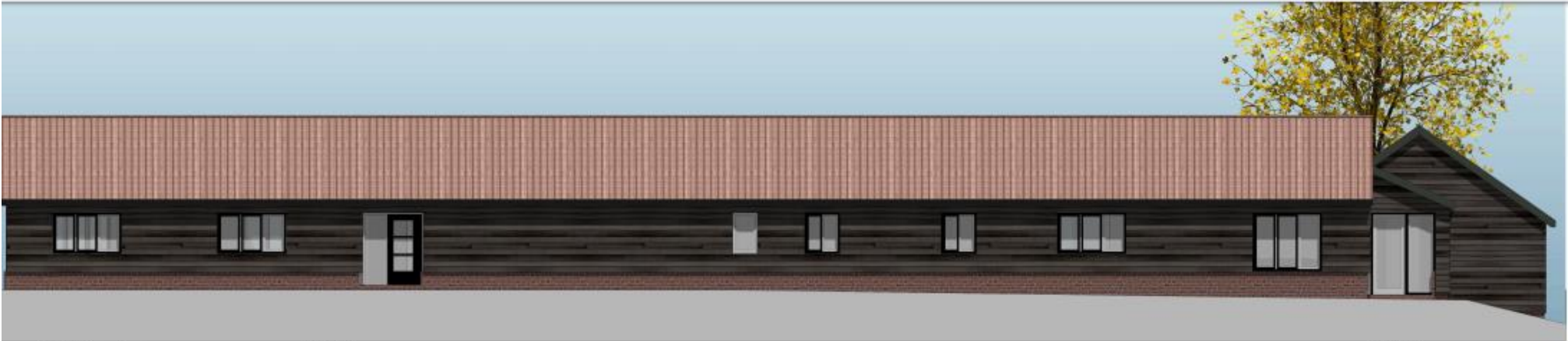


West Elevation

PLOT 7

PLOT 7

Plot 7 and 8 – Elevations as proposed



North Elevation

PLOT 8

PLOT 7



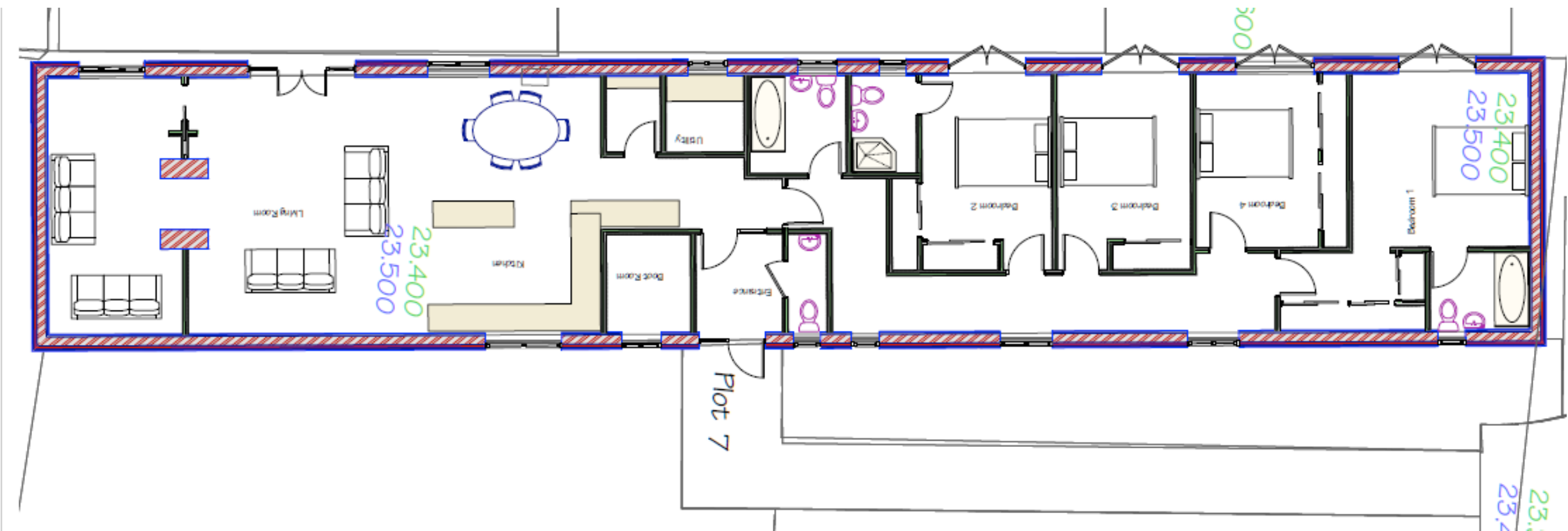
South Elevation

PLOT 7

PLOT 8



Plot 7 - Floor Plan as approved under DC/19/4766/VOC



Plot 7 and 8 - Floor Plan as proposed



3D visualisation of Plot 7 viewed from the garden of plot 3 (showing garages for plot 7 & 8)



Photographs recently taken in respect of Plot 7 and 8



Photographs recently taken in respect of Plot 7 and 8



Photographs of other buildings within the site



Photograph of bund adjacent to access to be lowered




3D visualisation looking into the site



Recommendation

APPROVE PLANNING PERMISSION subject to the following conditions:

- Standard time limit
 - Plans/drawings considered/approved
 - Materials as submitted
 - Landscape in accordance with details previously approved
 - Vehicular access
 - Refuse/ Recycling Bins
 - Manoeuvring and Parking of Vehicles
 - Cycle Store
 - Discovery of Unexpected Contamination
 - Removal of PD rights
 - External Lighting details to be submitted
 - Garages for plots 1 and 2 tied to relevant dwelling
- 
- A teal-colored decorative shape, resembling a stylized hill or a large arrow pointing right, located at the bottom right of the slide.