

# Item 10

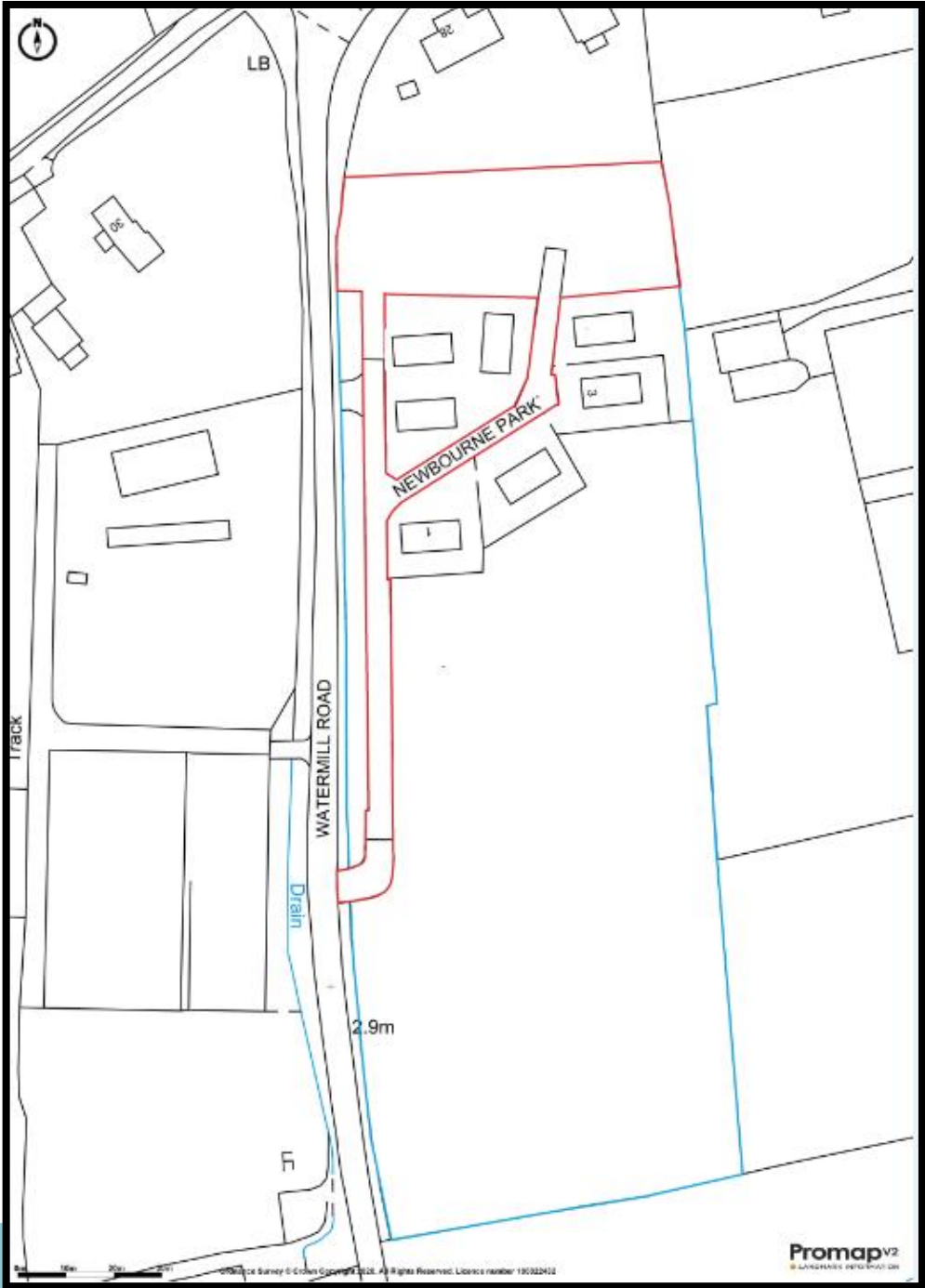
## DC/20/3852/FUL

Use of land for stationing of 2 holiday lodges.

Part land off Watermill Road, Newbourne, IP12 4NP



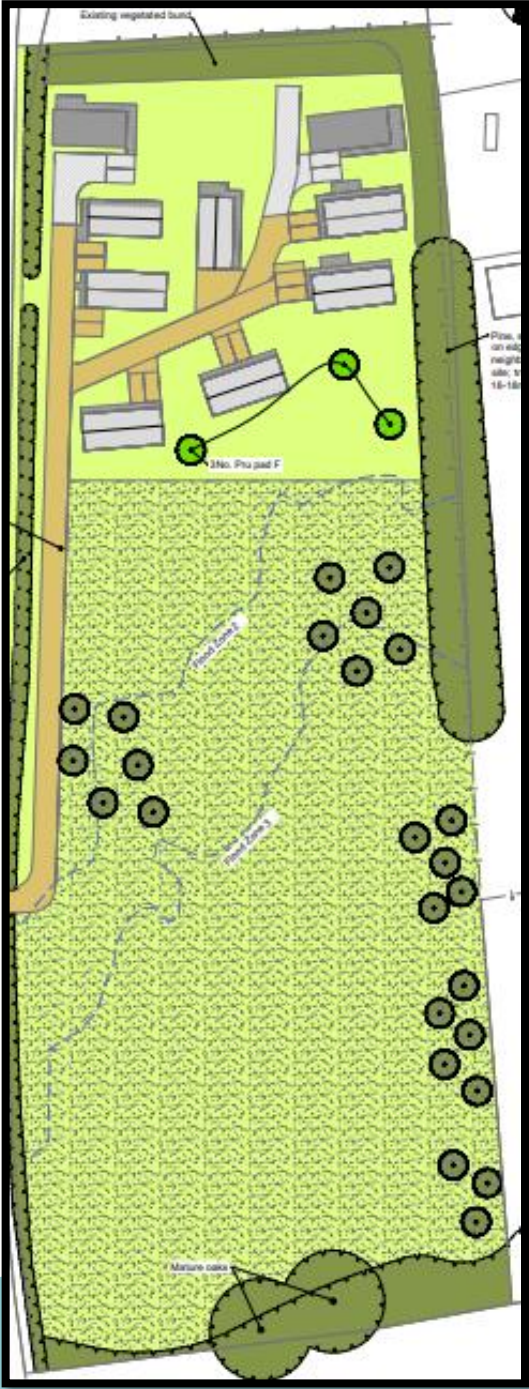
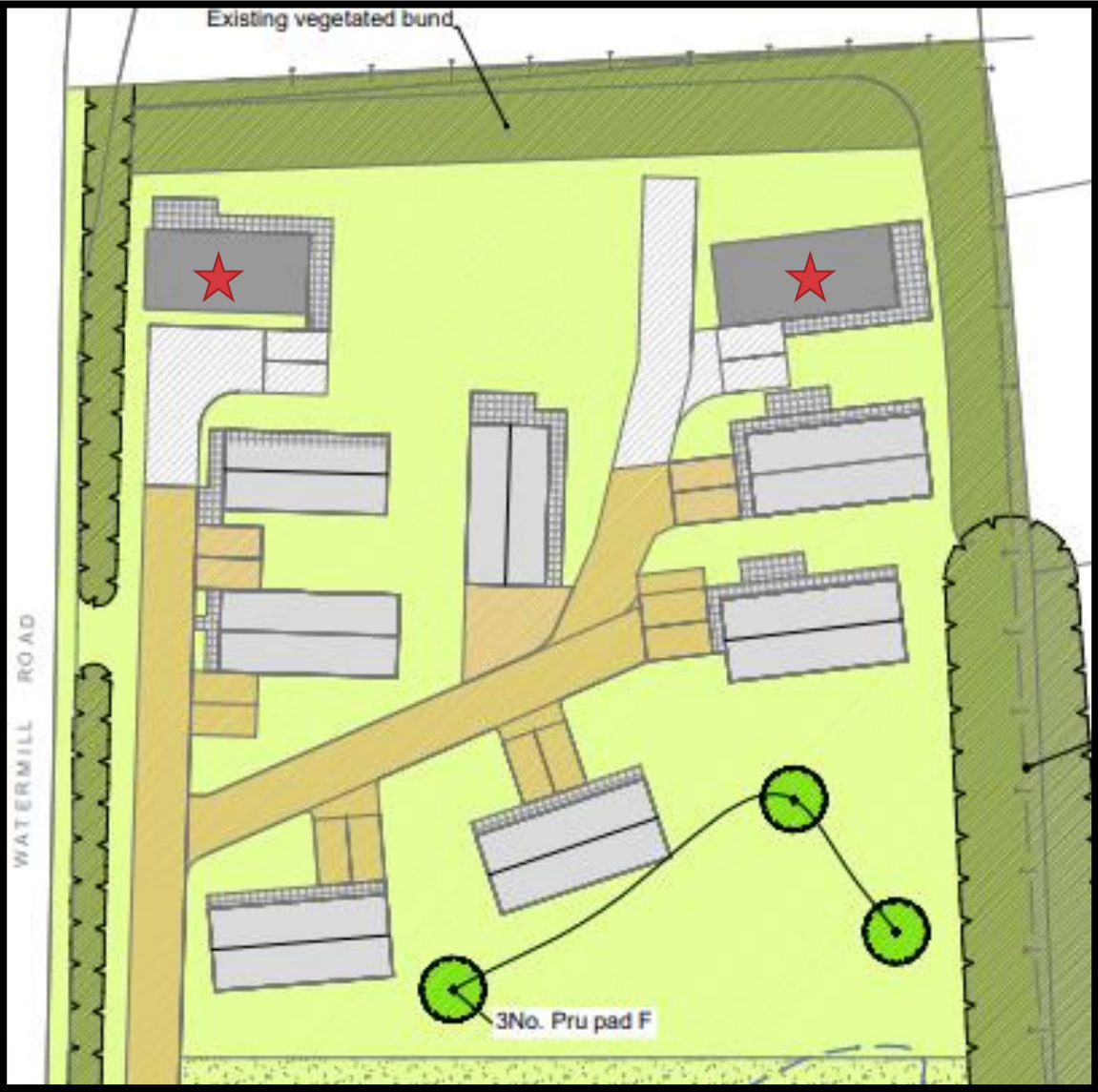
# Site Location Plan





Application Site

# Site Layout / Block Plan



## Photographs (more recently – some of the permitted units still not on site)



Southern (main) access



Northern access

## Photographs – January 2021



Looking north towards the site from the access



Looking east towards existing lodges

## Photographs – January 2021



Looking north-east towards existing lodges

## Photographs January 2021



Looking north towards landscaping bund and two previously consented plots

## Photographs January 2021



Looking east to site of proposed plots

## Photographs January 2021



Adjacent to existing landscape bund



Looking towards properties on Mill Road

## Photographs January 2021



Looking south-east towards existing lodges


## Photographs January 2021



Looking south towards existing lodges and access


# Main Considerations

The main considerations of the proposal, as outlined in the Officer's report are:

- Tourism benefit
  - Highways impact
  - Land contamination
  - Flood risk
  - Landscape/ecology impact
  - Impact on residential amenity
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- A teal-colored decorative shape, resembling a stylized hill or a wave, is located at the bottom right of the slide.

# Recommendation

**On balance, it is recommended to approve the planning application, subject to conditions as outlined below:**

- Time limit
  - Approved plans
  - Lodges to meet definition of a caravan
  - Details of sewage treatment plant to be submitted
  - Parking layout as submitted
  - Access to be in accordance with highways drawing DM01
  - Maintenance of visibility splays (removal of PD in highway)
  - Unexpected discovery of land contamination
  - Details of landscape and ecological enhancement strategy to be submitted
  - Occupation restriction (11 months same as existing units)
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- A teal-colored decorative shape, resembling a stylized wave or a triangle, is positioned at the bottom right of the slide.