

# Item 8

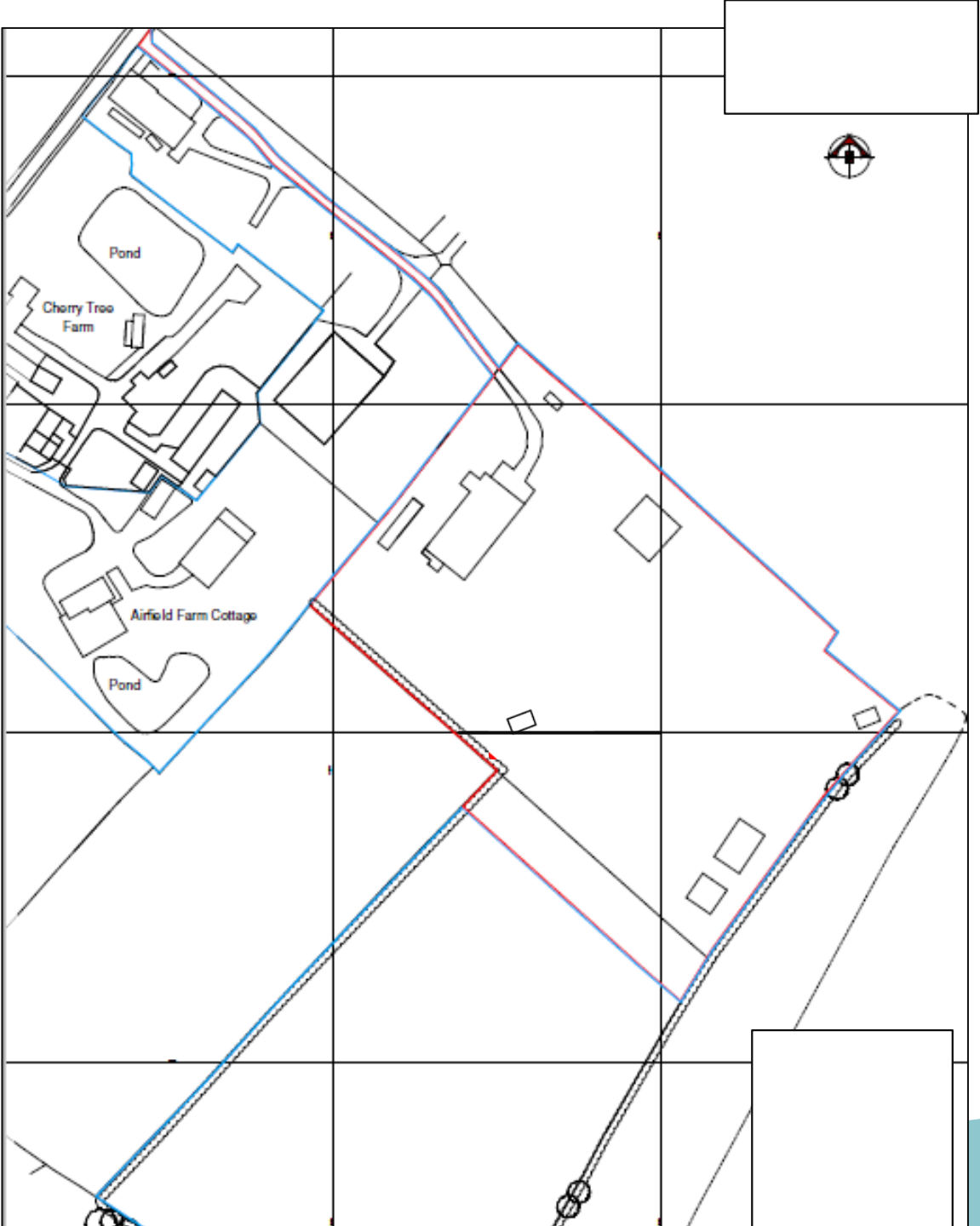
DC/22/4334/FUL

Use of land for the siting of 3no. cabins for use as holiday lets

Airfield Farm Cottage, Clopton Road, Monewden, IP13 7DF



# Site Location Plan

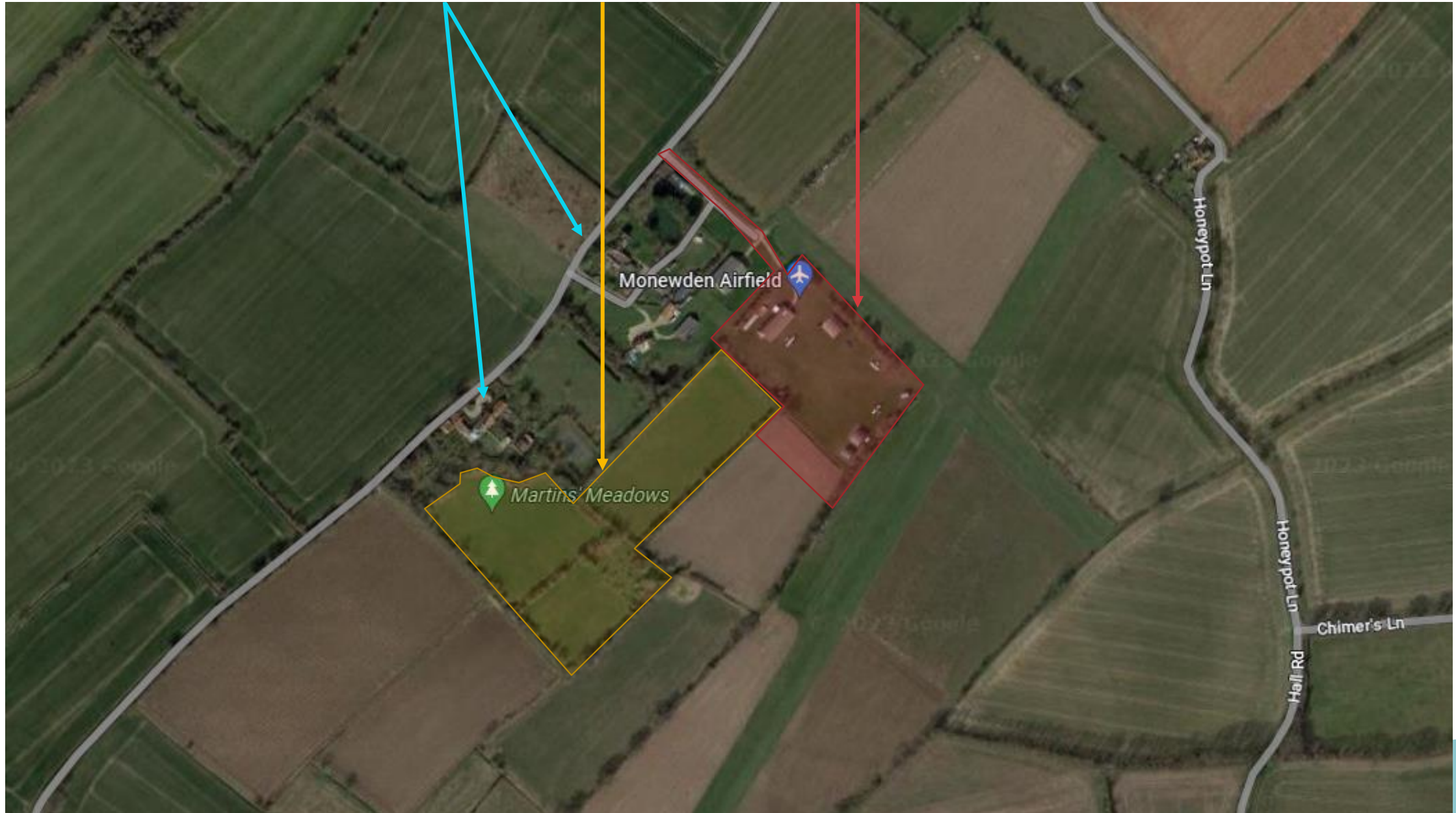


Aerial View

Grade II LB's

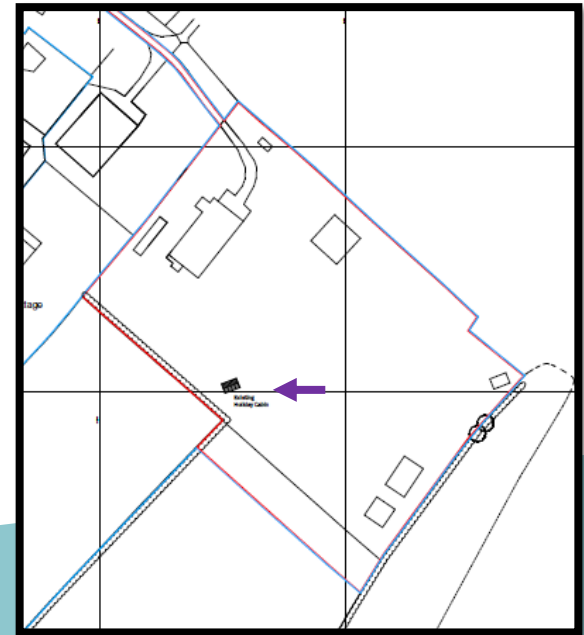
SSSI

Site

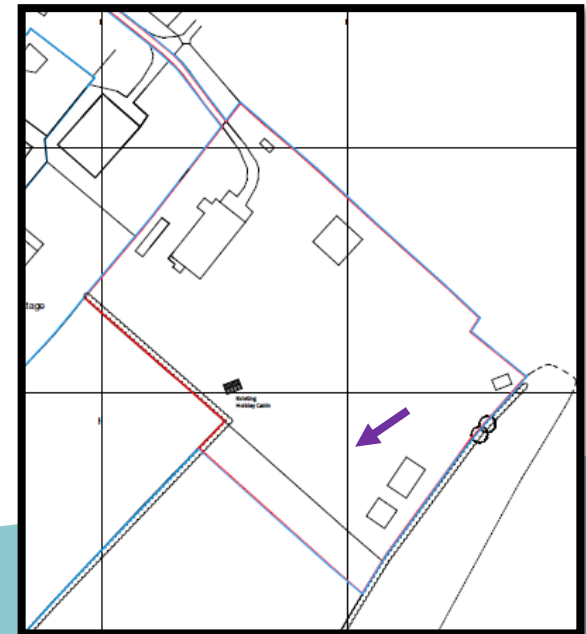




# Photographs

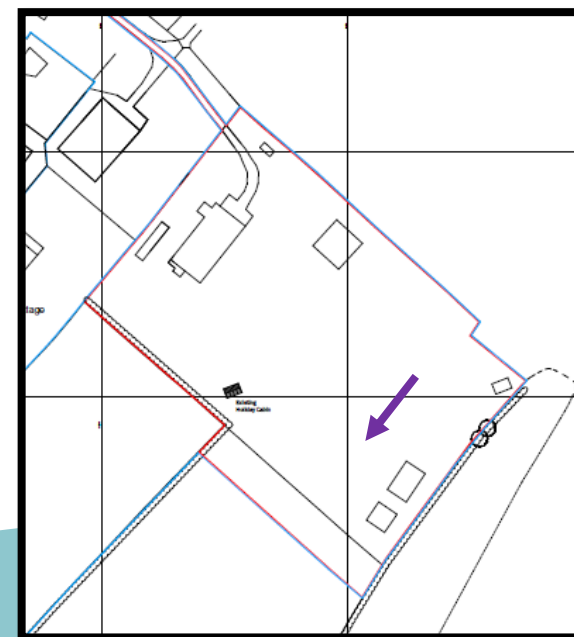


# Photographs

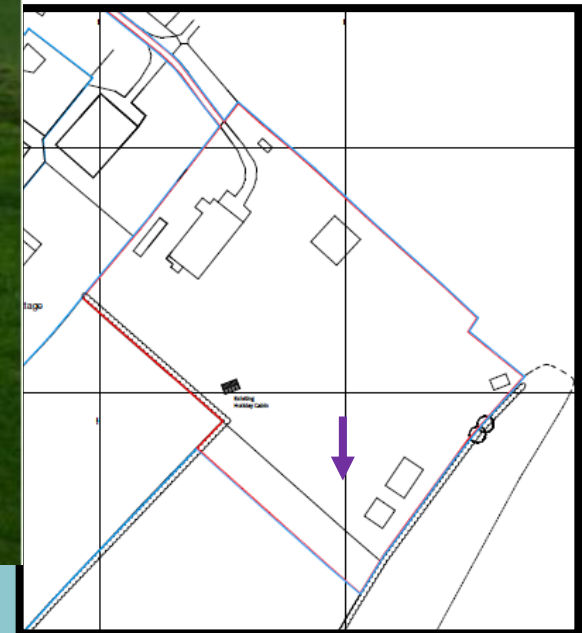




# Photographs

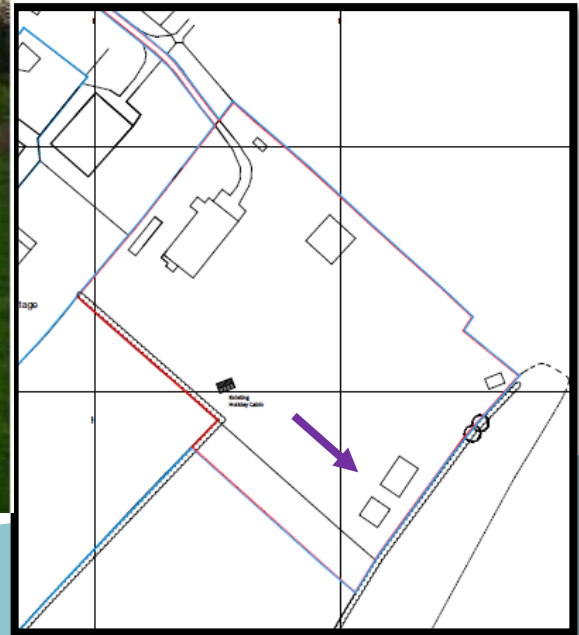


# Photographs



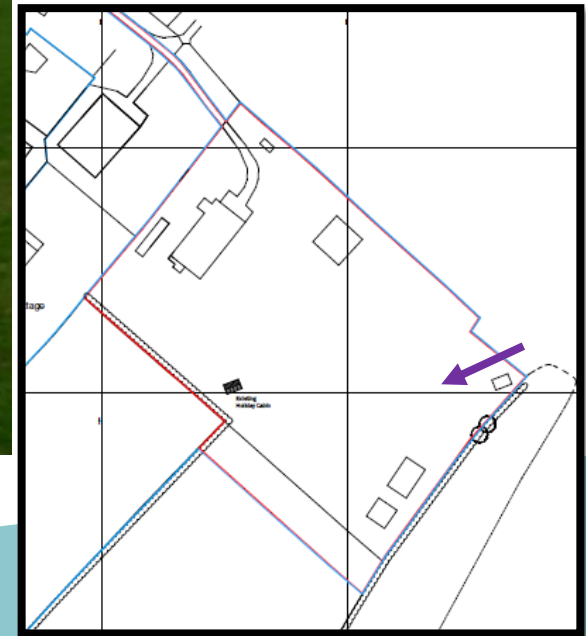


# Photographs

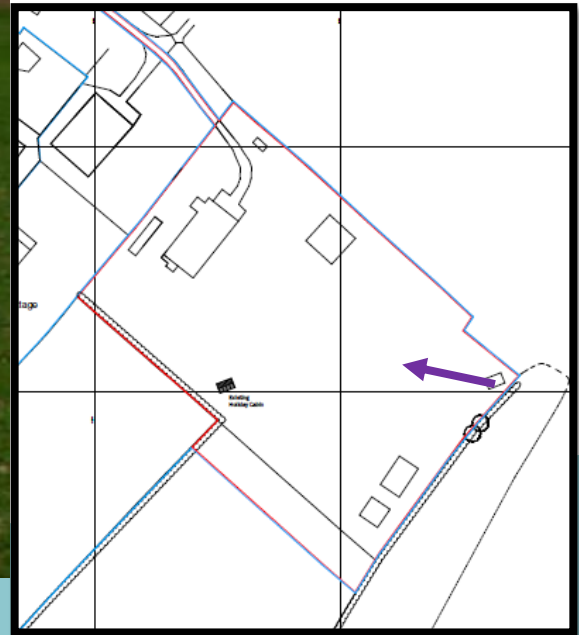




# Photographs

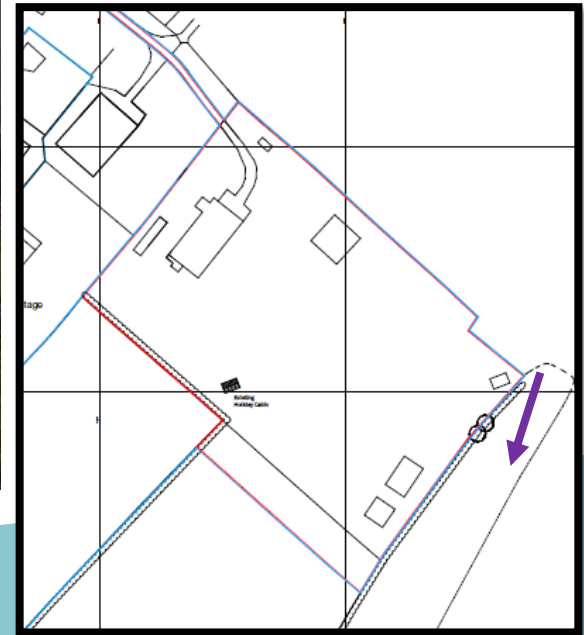


# Photographs

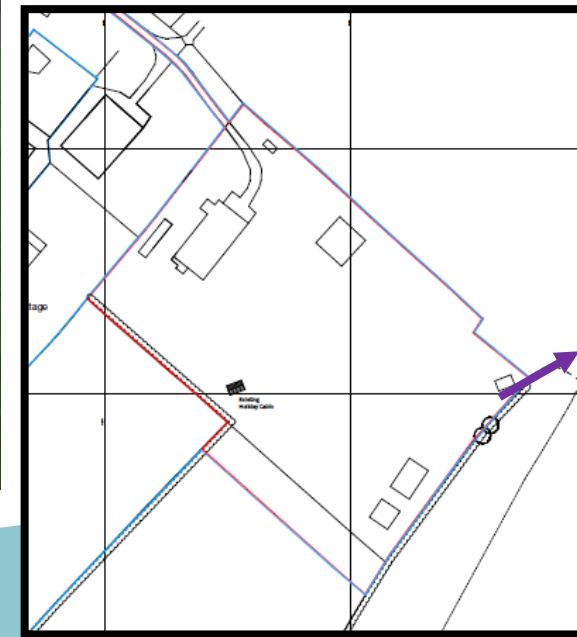




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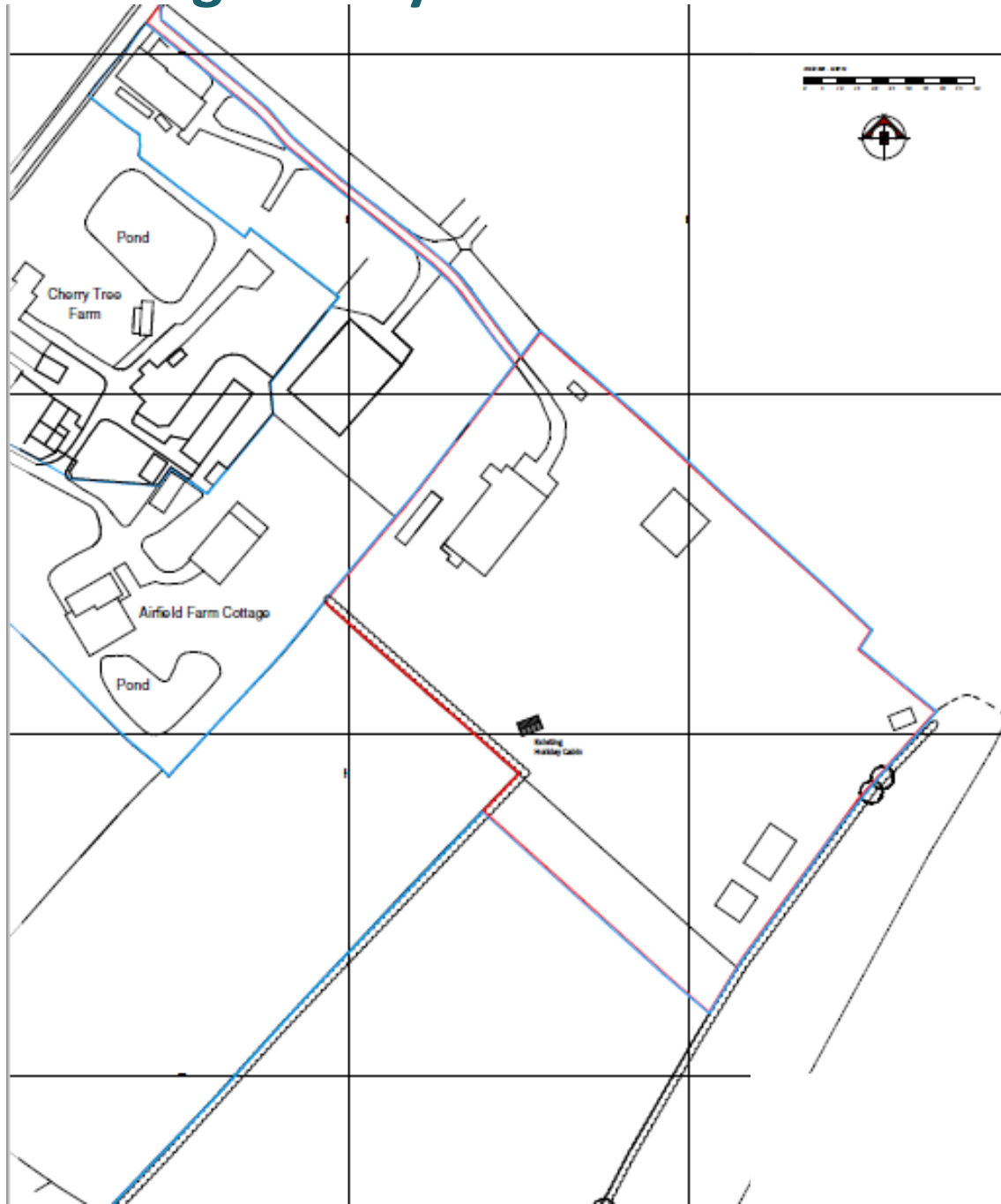


# Photographs

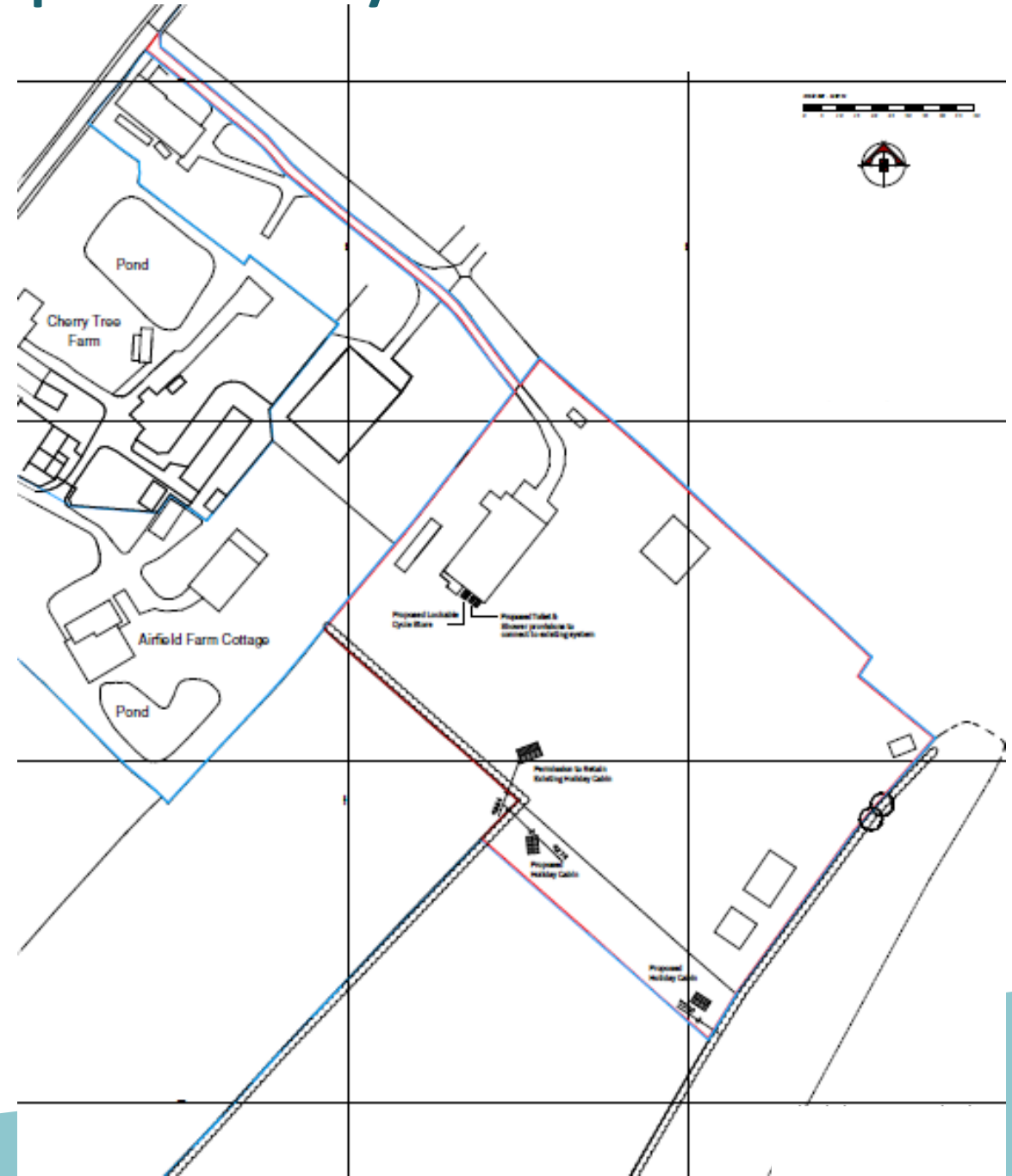




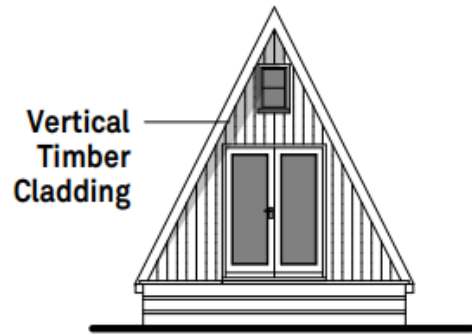
## Existing Site Layout



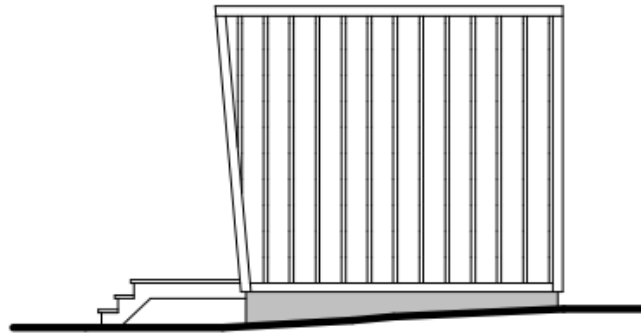
## Proposed Site Layout



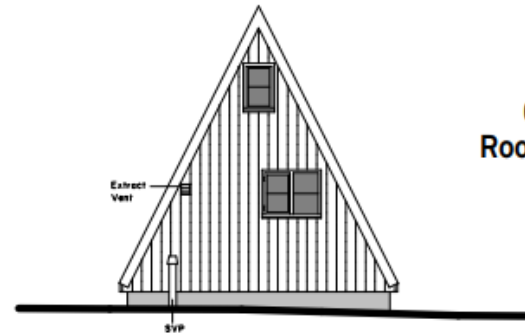
# Existing Cabin to be retained



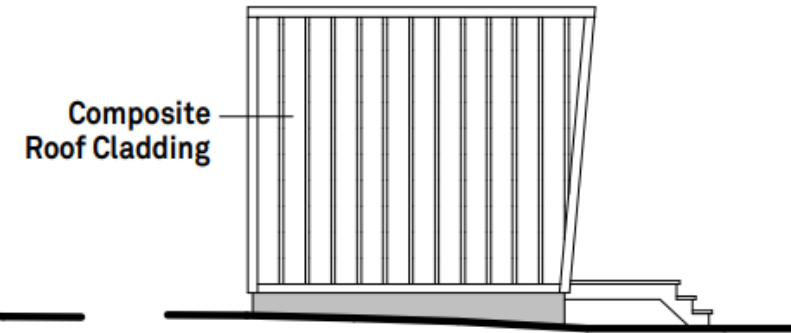
East Elevation



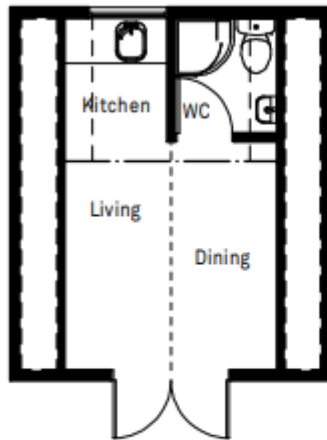
North Elevation



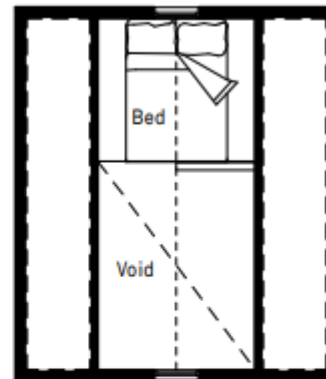
West Elevation



South Elevation



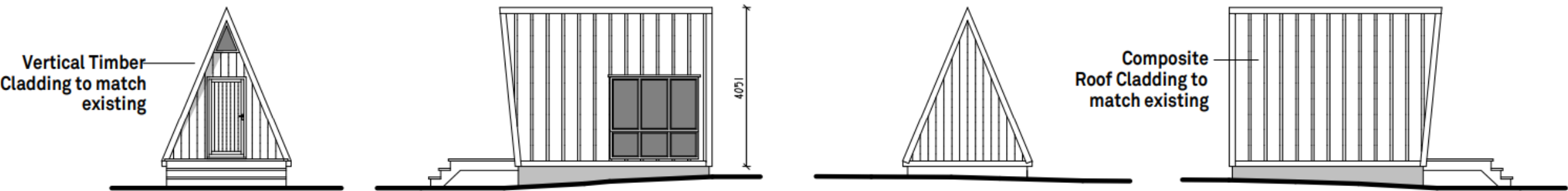
Ground Floor Plan



First Floor Plan



# Two additional cabins

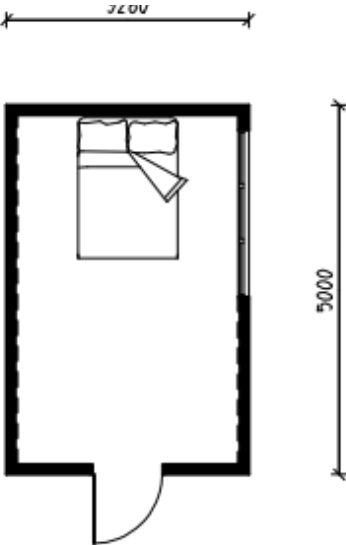


East Elevation

North Elevation

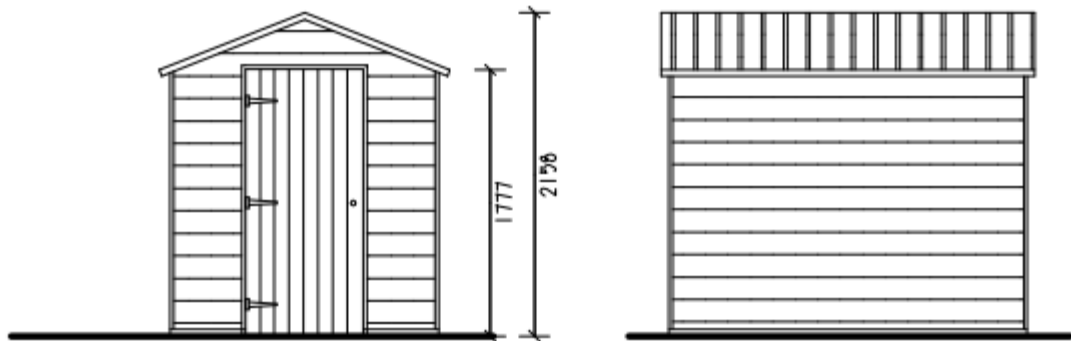
West Elevation

South Elevation



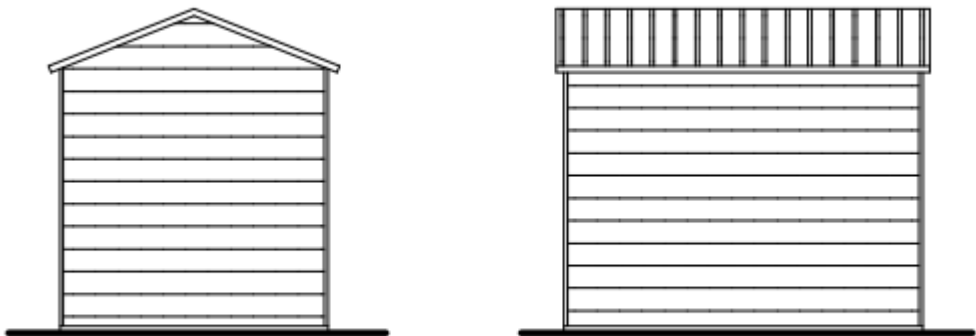
Floor Plan

# Proposed Cycle Store and Amenities



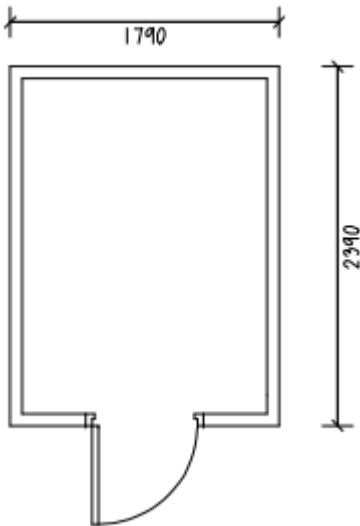
FRONT ELEVATION

SIDE ELEVATION



REAR ELEVATION

SIDE ELEVATION



Proposed Toilet & Shower provisions example.  
Painted timber and galvanised corrugated roof.



# Recommendation

## **Approve Planning Permission subject to the following conditions:**

- Time limit
- Compliance with approved plans
- Materials as submitted
- Use restriction (holiday lets)
- No more than three holiday cabins or other means of tourism accommodation
- Full suite of land contamination conditions
- Details in respect of parking, EV charging and cycle storage to be submitted
- Details of recycling/refuse collection/presentation areas to be submitted
- Construction management strategy to be submitted
- Submission of a landscape and ecological management plan (LEMP)
- No external lighting unless a lighting design strategy for biodiversity" has been submitted to and approved
- No removal of hedgerows, trees or shrubs, brambles, ivy and other climbing plants shall take place between 1st March and 31st August inclusive