Item: 8

# DC/18/1403/COU

Change of Use for siting of 35 high quality timber lodges (static caravans) as well as one Manager's unit, together with peripheral and supplemental landscaping

Playters Old Farm, Church Road, Ellough, Beccles



### **Site Location Plan**



## **Photographs**



View north along Church Road from proposed site access.



View south along Church Road from proposed site access



View south along Church Road



View east across the site from Church Road



View east across the site from Church Road



General view northwards along Church Road



View east along existing access



View south across the site



View over to buildings on Ellough Industrial Estate



Proposed layout Plan

### Mantatten Lodge



#### Typical Internal Layout

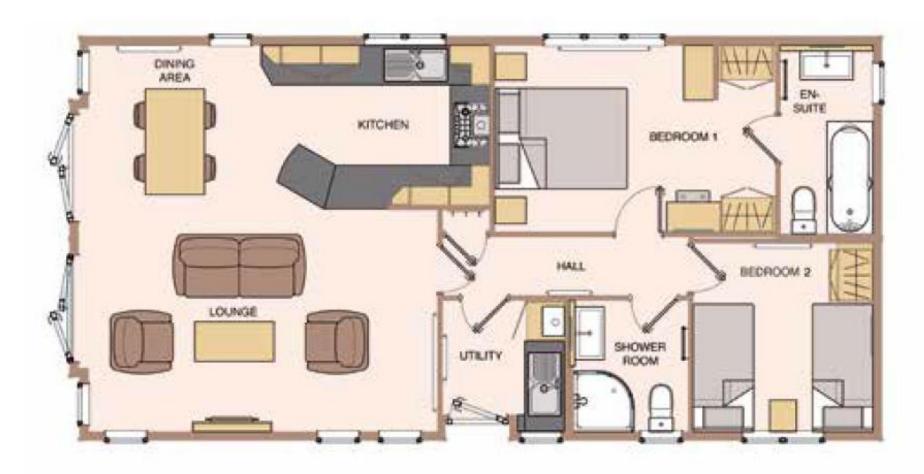


42' x 14' (12.802m x 4.267m) 2 bedrooms, 1 bathroom and en-suite

### Kingfisher Lodge



#### Typical Internal Layout



40' x 20' (12.192m x 6.012m) 2 bedrooms, utility, shower room and en-suite bathroom

## **Material Planning Considerations and Key Issues**

- Principle of Development
- Highway Considerations
- Landscape Impact
- Flood Risk
- Ecology and Habitat Mitigation

## Recommendation

#### **Approve** subject to conditions

- Standard time limit
- In accordance with approved plans
- No more than 36 lodges
- Highways and cycle storage
- Contaminated land
- Landscaping
- To be occupied only as holiday accommodation
- No occupation between 1<sup>st</sup> January 12<sup>th</sup> February and register of lettings
- No external additions without consent
- Drainage
- Ecological Mitigation