

Wingfield Escapes Planning Application

1 Introduction

1.1 Development

This application is for full planning permission for change of use for a storage building to be used as an amenity block with associated retail in connection with Wingfield Escapes Glamping site. The original Wingfield Escapes planning application and consent reference is DC/18/00260.

Wingfield Escapes is a small Glamping Site on a rural site. The site offers peace and tranquillity with 6 self-catering lodges generously spaced across 2 paddocks with extensive views over the surrounding countryside. The site offers a peaceful family orientated retreat.

The proposed amenity area will offer a games room with pool table, darts, board games etc. an indoor seating area and small retail offering to include food, drink and small, glamping associated, sundries such as logs, firelighters, toothpaste, shower gel etc.

It will be solely for the use of resident Glamping site guests and there will be strict policies limiting the potential for noise and disturbance.

1.2 Location

The application site is within the grounds of Wingfield Farmhouse, and the owners live on site in Wingfield Farmhouse. Access to the recreation area will be via the Glamping site which is accessed via a gated entrance directly from Stradbroke Road, B1118 into a large car park.

1.3 Site

The storage building is approximately 100m² and consists of a wooden framed building with a covered yard both of which have a metal roof.

2. Design

2.1 Design approach

The proposed building will be repainted to match existing but no structural changes will be made to ensure the exterior aspect remains as existing. The look will be rustic with a focus on recycling & re-using the doors and fixtures and fittings etc. The current footprint of the building will remain unchanged.

2.3 Landscape

There is no impact on the surrounding landscape which will remain unchanged

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3. Access

3.1 Site Access

There is a large grassed car park on site, the access/egress to and from it is directly from the B1118 via an existing gate. The volume of car movements to and from the site is low with an average of 6 to 8 cars on site when all six safari tents are occupied. Each car often remains on site for the duration of the stay and if guests do go off site it is for a day out with one exit and entry each per day. Secure cycle parking is available if required.

There are no car movements within the site other than to and from the main car park entrance and exit. Vehicle movements within the site are physically prevented, to ensure the safety of guests, particularly children. The site will therefore be accessed on foot by all guests via existing gates and paths.