

Date of Publication of Decision List: 10<sup>th</sup> July 2017

**FOR INFORMATION ONLY**

**NONE OF THESE DECISIONS ARE SUBJECT TO CALL-IN**



EAST  
CAMBRIDGESHIRE  
DISTRICT COUNCIL

**PLANNING COMMITTEE – 5<sup>th</sup> July 2017**  
**DECISION LIST**

<b>ITEM NO.</b>	<b>REPORT REF.</b>	<b>APPLICATION</b>	<b>DECISION</b>	<b>ACTION BY</b>
5.	S38	<b>16/01136/OUM</b> Outline planning permission for demolition of existing dilapidated farm buildings and erection of up to 55 residential dwellings (including 30% affordable housing), introduction of structural planting and landscaping, informal public open space, surface water attenuation and associated ancillary works. All matters to be reserved.  Land North of 22 Marroway Lane, Witchford.	It was resolved unanimously:  That planning application reference 16/01136/OUM be REFUSED for the reasons given in the Officer's report and the additional grounds of air pollution from the A142 taking into account the soon to be completed Ely Bypass.	Andrew Phillips, Senior Planning Officer
6.	S39	<b>16/01772/FUM</b> Full application for the erection of 77 no.	It was resolved:  That planning application reference 16/01772/FUM be REFUSED for the following reasons:	Julie Barrow, Senior Planning

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		<p>dwellings for residential use along with access, associated landscaping, parking and infrastructure.</p> <p>Land Adjacent 43 Mepal Road, Sutton</p>	<ul style="list-style-type: none"> <li>• Members feel that it is overdevelopment;</li> <li>• The proposed development is in excess of that stated in the Local Plan;</li> <li>• Many of the roads will be unadopted;</li> <li>• There are concerns regarding drainage;</li> <li>• It will cause unacceptable traffic pressures;</li> <li>• There is not enough open space; and</li> <li>• The housing mix will not satisfy local demands.</li> </ul>	Officer
7.	S40	<p><b>16/01806/FUL</b></p> <p>Construction of five bedroom, two storey detached dwelling and garage.</p> <p>Land Adjacent to 12 Back Lane, Wicken, CB7 5YL</p>	<p>It was resolved:</p> <p>That planning application reference 16/01806/FUL be APPROVED for the following reasons:</p> <ul style="list-style-type: none"> <li>• Members do not accept that the scale is inappropriate;</li> <li>• The proposal will be entirely in keeping with the area;</li> <li>• It will not cause any significant visual harm to the character of the area; and</li> <li>• Members note that a domestic solution could be found in relation to residential amenity and bedroom No. 5;</li> </ul> <p>It was further resolved:</p> <p>That the Planning Manager be given delegated authority to impose suitable conditions.</p>	<p>Richard Fitzjohn, Planning Officer</p> <p>Rebecca Saunt, Planning Manager</p>
8.	S41	<p><b>17/00468/FUL</b></p> <p>Construction of 2</p>	<p>It was resolved:</p> <p>That planning application reference 17/00468/FUL be APPROVED for the</p>	Richard Fitzjohn,

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		bedroom, two storey detached dwelling, parking, access & associated site works.  Land Adjacent to 103 Station Road, Soham, CB7 5DZ	following reasons: <ul style="list-style-type: none"> <li>• The proposal is in keeping with the local vernacular;</li> <li>• Members believe that the proposal can be achieved on the site; and</li> <li>• It will have no impact on the residential amenity of the neighbouring properties;</li> </ul> It was further resolved: That the Planning Manager be given delegated authority to impose suitable conditions.	Planning Officer    Rebecca Saunt, Planning Manager
9.	S42	<b>17/00475/FUL</b>  Demolition of existing garage and construction of 2 bedroom single storey detached dwelling and associated works.  Land Adjacent to 1 Brick works Cottages, Factory Road, Burwell, CB25 0BN	It was resolved: That planning application 17/00475/FUL be APPROVED for the following reasons: <ul style="list-style-type: none"> <li>• Members believe that the proposal is in a sustainable location; and</li> <li>• They have no concerns regarding parking;</li> </ul> It was further resolved: That the Planning Manager be given delegated authority to impose suitable conditions.	Oli Haydon, Planning Officer    Rebecca Saunt, Planning Manager
10.	S43	<b>17/00549/OUT</b>  Erection of two detached dwellings, garages and	It was resolved: That planning application 17/00549/OUT be APPROVED subject to the recommended conditions as set out in the Officer's report.	Oli Haydon, Planning Officer

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		<p>associated works.</p> <p>Land Adjacent 2 Gravel End, Coveney</p>		
<p>12.</p> <p>(out of agenda order)</p>	<p>S45</p>	<p><b>17/00652/FUL</b></p> <p>Construction of 3 bedroom, two storey, detached eco-dwelling with garage and access, plus the alteration of amenity area and parking to host house.</p> <p>2 Gravel End, Coveney, CB6 2DN</p>	<p>It was resolved:</p> <p>That planning application reference 17/00652/FUL be APPROVED subject to the recommended conditions as set out in the Officer's report.</p>	<p>Oli Haydon, Planning Officer</p>
<p>11.</p>	<p>S44</p>	<p><b>17/00627/OUT</b></p> <p>Outline application for single storey dwelling along with associated parking, access, site works and repositioning of garage and parking associated with Plot No.1 Plot 2, Site Adjacent to 3 Hall Barn Road, Isleham</p>	<p>It was resolved:</p> <p>That planning application reference 17/00627/OUT be APPROVED for the following reasons:</p> <ul style="list-style-type: none"> <li>• Members do not consider it to be back land development within the context of the area;</li> <li>• Because the proposal will be behind another building (with an extant planning permission) when viewed from the road, it will not be in open countryside;</li> <li>• Members do not believe the proposal will lead to substantial harm to the setting of the Grade II Listed Building adjacent to this site, and that the public benefits will outweigh any harm, in keeping with the requirements of the National Planning Policy Framework.</li> </ul>	<p>Oli Haydon, Planning Officer</p>

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			<p>It was further resolved: That the Planning Manager be given delegated authority to impose suitable conditions.</p>	<p>Rebecca Saunt, Planning Manager</p>
13.	S46	<p><b>17/00762/OUT</b> Residential development for two detached bungalows, garaging, parking, access and associated site works.  Land Adjacent to 45 Newmarket Road, Fordham, CB7 5LN</p>	<p>It was resolved: That planning application reference 17/00762/OUT be REFUSED for the reasons given in the Officer's report.</p>	<p>Catherine Looper, Planning Officer</p>
14.	S47	<p><b>Planning Performance Report – May 2017</b></p>	<p>It was resolved: That the Planning Performance Report for May 2017 be noted.</p>	
15.	-	<p><b>Exclusion of the Press &amp; Public</b></p>	<p>It was resolved: That the press and public be excluded during the consideration of the remaining item no. 16 because it is likely, in view of the nature of the business to be transacted or the nature of the proceedings, that if members of the public were present during the item there would be disclosure to them of exempt information of Categories 2 &amp; 6 Part I Schedule 12A to the Local Government Act 1972 (as Amended).</p>	

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16.	-	<b>Exempt Minutes - to receive and confirm as a correct record the Exempt Minutes of the Planning Committee meeting held on 7<sup>th</sup> June 2017</b>	It was resolved: That the Exempt Minutes of the meeting of the Planning Committee held on 7 <sup>th</sup> June 2017 be confirmed as a correct record and signed by the Chairman.	-