

FOR INFORMATION ONLY**NONE OF THESE DECISIONS ARE SUBJECT TO CALL-IN**

PLANNING COMMITTEE – 5 November 2014
DECISION LIST

ITEM NO.	REPORT REF.	APPLICATION	DECISION	ACTION BY
5.	P108	<p>11/01077/ESO</p> <p>Residential development, a local centre comprising retail foodstore (A1), uses within Use Classes A1/2/3/4/5, D1 and business units (B1), primary school, pre-school nursery, playing fields, place of worship and/or community hall, together with open space, allotments, landscaping, highways, infrastructure and associated works</p> <p>Land at High Flyer Farm, North of Kings Avenue, Ely</p>	<p>It was resolved:</p> <p>That approval of planning application reference 11/01077/ESO be delegated to the Planning Manager at a later date, following completion of a Section 106 Agreement, based on the Heads of Terms as set out in Appendix 2 of the officer's report, and subject to the conditions set out at Appendix 3 of the officer's report, including the amendments as tabled at the meeting. Any minor revisions to the conditions and roundabout costs in the Heads of Terms to be delegated to the Planning Manager in consultation with the Chairman of Planning Committee.</p> <p>It was also resolved to Recommend to Full Council that:</p> <ul style="list-style-type: none"> • The Community Infrastructure Levy Regulation 123 List be amended to include the children's centre, health and country park infrastructure requirements; and • That the Community Infrastructure Levy receipt arising from this application be specifically allocated to the following projects: <ul style="list-style-type: none"> a. District Leisure Centre b. Littleport Secondary School c. Health d. Children's Centre e. Country Park 	<p>Sue Wheatley, Planning Manager</p> <p>Melissa Reynolds, Senior Planning Officer – North Ely</p>

ITEM NO.	REPORT REF.	APPLICATION	DECISION	ACTION BY
6.	P109	<p>13/00785/ESO</p> <p>Residential led development of up to 1,200 homes with associated employment and community uses (including care home or extra care home). Supporting infrastructure and open space/landscaping on land to the west of Lynn Road in Ely.</p> <p>Land North of Cam Drive, Ely</p>	<p>It was resolved:</p> <p>That approval of planning application reference 13/00785/ESO be delegated to the Planning Manager at a later date, following completion of a Section 106 Agreement, based on the Heads of Terms, as set out in Appendix 2 of the officer's report, and subject to the conditions set out at Appendix 3 of the officer's report, including the amendments as tabled at the meeting. Any minor revisions to the conditions and roundabout costs in the Heads of Terms to be delegated to the Planning Manager in consultation with the Chairman of Planning Committee.</p> <p>It was also resolved to Recommend to Full Council that:</p> <ul style="list-style-type: none"> • The Community Infrastructure Levy Regulation 123 List be amended to include the children's centre, health and country park infrastructure requirements; and • That the Community Infrastructure Levy receipt arising from this application be specifically allocated to the following projects: <ul style="list-style-type: none"> a. District Leisure Centre b. Littleport Secondary School c. Health d. Children's Centre 	<p>Sue Wheatley, Planning Manager</p> <p>Melissa Reynolds, Senior Planning Officer – North Ely</p>
7.	P110	<p>14/00309/FUL</p> <p>Construction of one detached dwelling</p> <p>Land Adj 56 West Street, Isleham</p>	<p>It was resolved:</p> <p>That planning application reference 14/00309/FUL be approved and that appropriate conditions be delegated to the Planning Manager in consultation with the Chairman of Planning Committee as the application would not have a significant adverse effect on the character of the area or the street scene; that a Condition could be imposed to ensure the trees did not suffer any harm as a result of the development and the development would provide an additional dwelling for the district.</p>	<p>Penelope Mills, Senior Planning Officer</p> <p>Sue Wheatley, Planning Manager</p>

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8.	P111	<p>14/00572/FUL</p> <p>Change of use from B1 Business use and associated B8 storage to D1 non-residential community centre</p> <p>Unit 3, Chettisham Business Park, Lynn Road, Chettisham</p>	<p>It was resolved:</p> <p>That planning application reference 14/00572/FUL be refused for the following reason:</p> <p>The proposed use, having regard to the anticipated initial level of usage and growth predictions of the applicant includes:</p> <ol style="list-style-type: none"> 1. Insufficient parking for the proposed use and remaining business use; 2. Inadequate loading and unloading facilities; 3. An access road which has an inadequate width, poor alignment; lack of passing places and defined routes for pedestrians; and 4. No details to demonstrate that the entrance gate will remain open during the hours of the proposed use. <p>This would be likely to encourage inappropriate parking within the public highway and result in a conflict with the existing businesses and would thus be harmful to highway safety. The proposal would therefore conflict with Policies S6 and S7 in the East Cambridgeshire Core Strategy 2009 and policies COM7 and COM8 in the Draft East Cambridgeshire Local Plan (Pre-submission version as amended June 2014).</p>	Sue Wheatley, Planning Manager
9.	P112	<p>14/00793/OUT</p> <p>Outline for a two bedroomed detached bungalow</p> <p>Land West Of 1 Jerusalem Drove, Wardy Hill</p>	<p>It was resolved:</p> <p>That planning application reference 14/00793/OUT be approved and that appropriate conditions be delegated to the Planning Manager in consultation with the Chairman of Planning Committee as the application was in keeping with the street scene, there had been little objection to the application, the application site was not in an unsustainable location and the development would provide an additional dwelling for the district.</p>	Lesley Westcott, Planning Officer
10.	P113	<p>14/00834/FUL</p> <p>Commercial extension to front and side elevations to include curtain walling with double</p>	<p>It was resolved:</p> <p>That planning application reference 14/00834/FUL be approved and that appropriate conditions be delegated to the Planning Manager in consultation with the Chairman of Planning Committee as the application would have little impact on the Conservation Area, East Cambridgeshire District Council had an 'open for business' attitude, would benefit the local community and improve the station gateway.</p>	Ann Caffall, Senior Planning Officer

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		<p>doors to front and large sliding doors to the side elevation.</p> <p>EMG Ford Group, 2 Angel Drove, Ely</p>		
11.	P114	<p>14/00969/OUT</p> <p>Proposed residential dwelling, garage, parking, access and associated site works</p> <p>Land East of 139 The Butts, Soham</p>	<p>It was resolved:</p> <p>That planning application reference 14/00969/OUT be refused for the following reasons:</p> <ul style="list-style-type: none"> i. The application site lies in the open countryside, outside the Development Envelope of Soham where development is strictly controlled. New housing development in the countryside requires special justification and is only likely to be appropriate where it meets an essential rural need that cannot otherwise be met. A statement of justification for any of the exceptions specified in policy CS2 of the Core Strategy and GROWTH 2 of the Draft Local Plan did not accompany the application. As such, the proposal fails to comply with policy CS1 and CS2 of the East Cambridgeshire Core Strategy 2009 and policy GROWTH 2 of the Draft Local Plan Pre-submission version (as amended June 2014) and advice contained in paragraph 55 of the National Planning Policy Framework 2012. ii. Due to the existing use of the site and the characteristics of the area, which is undeveloped flat and open agricultural land, with fields separated by hedges and ditches allowing views of the countryside and its locality, the proposal would change the overall character and appearance of the area. The proposed dwelling would erode the rural character of this part of Soham and lead to increasing pressure for further development in the future. The proposal would therefore not comply with the principles outlined in policy EN1 of the Core Strategy 2009 and policy ENV1 of the Draft Local Plan Pre-submission version (as amended June 2014), which state that development proposals should demonstrate that their location, scale, design and materials will protect, conserve and where possible enhance, amongst other things, the settlement edge, space between settlements, and their wider landscape setting. 	<p>Rebecca Saunt, Senior Planning Officer</p>