

21/01694/FUL

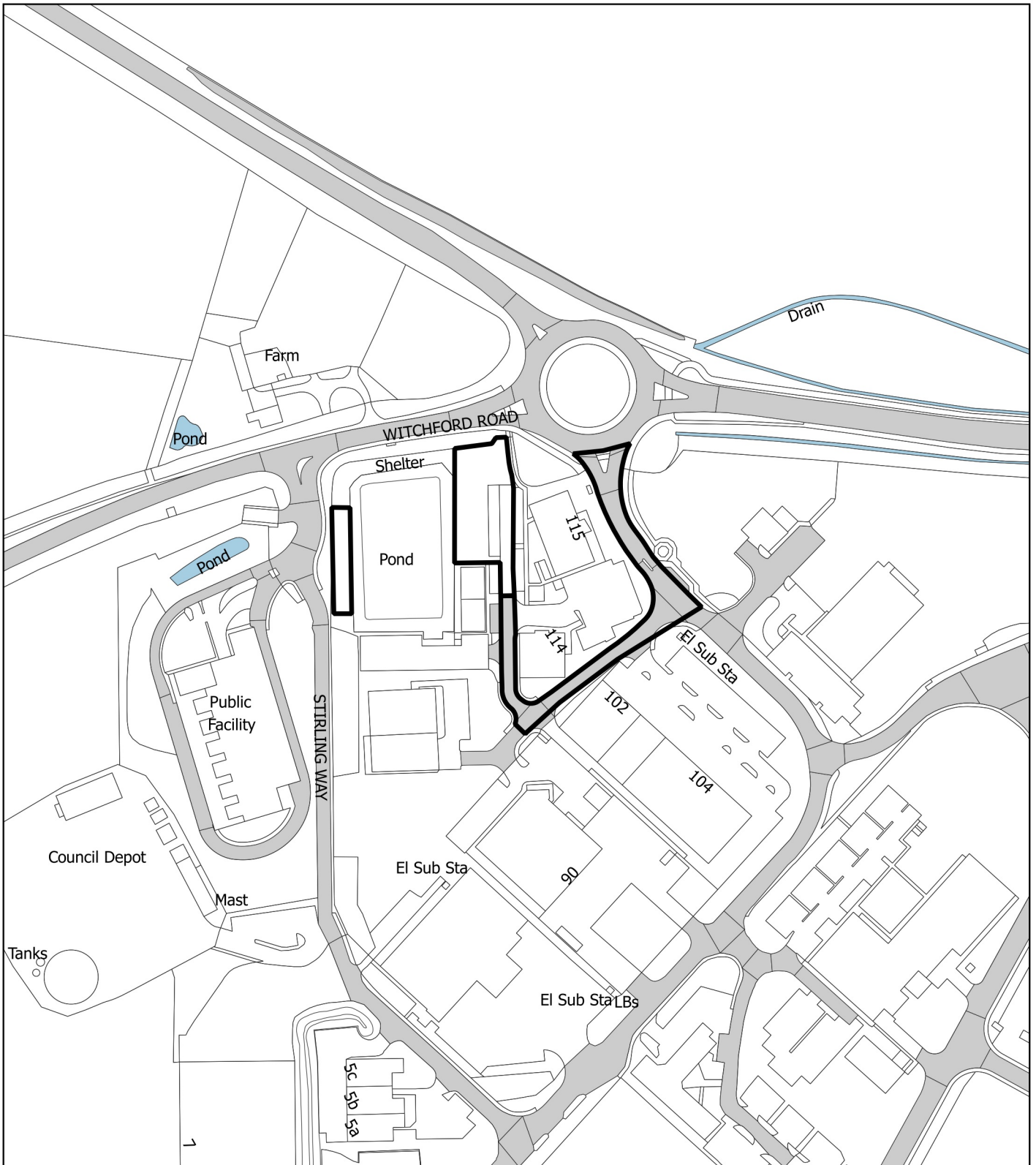
Land West Of 115
Lancaster Way Business Park
Ely
Cambridgeshire

Erection of a new commercial building comprising Use Class E (Office, Research and Development, and Health Services) with ancillary plant, external lighting, car parking, cycle parking and associated infrastructure

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<http://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R34WKSGGIBB00>





21/01694/FUL

Land West Of 115
Lancaster Way Business Park
Ely



East Cambridgeshire
District Council

Date: 18/03/2022
Scale: 1:2,500



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MAIN CASE

Reference No: 21/01694/FUL

Proposal: **Erection of a new commercial building comprising Use Class E (Office, Research and Development, and Health Services) with ancillary plant, external lighting, car parking, cycle parking and associated infrastructure**

Site Address: **Land West Of 115 Lancaster Way Business Park Ely
Cambridgeshire**

Applicant: **Grovemere Property Limited**

Case Officer: **Toni Hylton Senior Planning Officer**

Parish: **Ely**

Ward: **Ely West**

Ward Councillor/s: Sue Austen
Paola Trimarco
Christine Whelan

Date Received: **25 November 2021** **Expiry Date:**
01 May 2022

Report Number W171

1.0 **RECOMMENDATION**

1.1 Members are recommended to Refuse the application for the following reasons:

1. Enhance is fundamentally a 'dentist' which is considered to be a town centre use. The proposal to locate onto Lancaster Way Business Park, which is allocated and restricted to E(g), B2 and B8 uses. The proposed use E(e) would be contrary to policies COM1, COM3 and EMP1 of the East Cambridgeshire District Council Local Plan 2015 as it would not be located within a town centre location, causing harm to the vitality of Ely city centre.
2. A dental practice in accordance with policy COM8 should provide up to 5 car parking spaces and 2 cycle spaces per consulting room. The proposal provides 17 car parking spaces and 10 cycle spaces. The proposal will result in a significant shortfall of 33 car parking spaces and 10 cycle spaces which has not been justified. On this basis the proposal is considered to be contrary to policy COM8 of the East Cambridgeshire District Council Local Plan 2015 as it fails to provide sufficient parking.

2.0 SUMMARY OF APPLICATION

- 2.1 The full planning application, plans and documents submitted by the Applicant can be viewed online via East Cambridgeshire District Council's Public Access online service, via the following link <http://pa.eastcambs.gov.uk/online-applications/>.
- 2.2 The application proposes the erection of a 2 storey building approximately 8.3 metres to ridge height (27 feet) with a width of 31 metres (102 feet) and 10 metres in depth (33 feet). The building would be steel clad, with aluminium roof, doors and windows, the porch would have a green roof system as would the bin and cycle store.
- 2.3 The site would provide 17 parking spaces, 6 of which are shown to be tandem spaces and 1 allocated as a disabled parking space. The proposal is supported by a landscaping plan and proposal for an ecological enhancement area to the north of the site.
- 2.4 The application was supported by a Sequential Test and update; Preliminary Ecological Assessment (PEA); Supporting Statement; Design and Access Statement and how surface and foul water would be managed on the site.
- 2.5 The building is proposed to be used by 'Enhance' who are predominantly dentists, although are specialists in orthodontics; endodontics; periodontics; dental implants; mouth rehabilitation and facial rejuvenation. The enterprise supports both the NHS and private sector covering mainly north Cambridgeshire. The new location would provide employment for an additional 7 staff, including clinicians and support team.
- 2.6 The building comprises of 5 dental rooms; with another 5 rooms of similar size and shape being unknown uses; 2 waiting areas; reception; 2 meeting rooms; 1 training room; storage rooms; kitchen; toilets and changing rooms.
- 2.7 The application is being presented to planning committee at the request of Cllr Sue Austen, who considered for transparency should be discussed.

3.0 PLANNING HISTORY

94/00559/O	B1, B2 and B8 development	Approved	08.09.1994
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Adjoining sites

16/01002/FUL	New Build extension to existing building to form additional B1 Office and B2/B8 accommodation with new and revised external yard, car parking provision and canopy over loading area	Approved	13.01.2017
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4.0 THE SITE AND ITS ENVIRONMENT

4.1 The site is located within the Lancaster Way Business Park within the parish of Ely. The site is to the north of Grovemere Properties and is grassed and gravelled. To the north of the site lies the A142, with Lancaster Way Business Park to the remaining boundaries.

5.0 RESPONSES FROM CONSULTEES

5.1 Responses were received from the following consultees and these are summarised below. The full responses are available on the Council's web site.

City of Ely Council - 14 December 2021

States "The City of Ely Council has no concerns with regards to this application." These comments were reiterated on 22nd March 2022.

Ward Councillors – Cllr Sue Austen – 19th March 2022

States "I wish to call this in to Committee for transparency."

Cadent Gas Ltd - 23 December 2021

"We have no objection to your proposal from a planning perspective."

Anglian Water Services Ltd - 11 December 2021

No objection subject to conditions.

Environmental Health – (Scientific Officer) 20 December 2021

States "As this site was previously MoD land I recommend that standard contaminated land condition 4 (unexpected contamination) is attached to any grant of permission."

Environmental Health - 3 December 2021

States "I would advise that construction times and deliveries during the construction phase are restricted to the following:

07:30 - 18:00 each day Monday - Friday

07:30 - 13:00 on Saturdays and

None on Sundays or Bank Holidays

If it is necessary to undertake ground piling I would request that a method statement be produced and agreed in writing with the Local Planning Authority (LPA) before work takes place. This document should include the commitment to notifying nearby properties prior to the work commencing to advise how long the works will last. This notification should also provide a contact number so that if there are any concerns while the piling is taking place they can contact the contractor. If the method of piling involves impact driving I would request a commitment to the following restricted hours specifically for piling - 09:00 - 17:00 each day Monday - Friday and None on Saturdays, Sundays or Bank Holidays.

If there is no intention to utilise ground piling then I would request this be confirmed in writing and a condition which prevents it be attached until such time as a ground piling method statement is agreed with the LPA.

Section 19 of The Application Form seems to suggest that the site is seeking 24 hour use. If this is in line with the rest of the businesses on the Park then I wouldn't wish to raise any objections but if not I would be uncomfortable setting such a precedent here.

I cannot see any detail included regarding the external lighting. There appears to be a residential dwelling approximately 90 metres to the north of the proposed site which may be impacted by the external lighting and so I recommend a condition which stipulates that there is no external lighting without prior approval from the LPA.

I cannot see any detail on the Portal concerning the ancillary plant apart from the fact that it will be located to the west of the proposed site. I would recommend the following condition in order to protect the amenity of nearby properties -

"The specific rated noise level emitted from the site shall not exceed the existing background noise level by more than 5 dB. The free field sound level shall be measured and/or calculated at the boundary of the nearest noise sensitive property. The noise level shall be measured and/or calculated in accordance with BS 4142:2014+A1:2019.

Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy EN2 of the East Cambridgeshire Core Strategy 2009."

Cambs Wildlife Trust - 10 January 2022

States "This advice is provided in accordance with the Service Level Agreement between East Cambs District Council and the Wildlife Trust BCN, for the provision of ecological advice in relation to planning cases.

I have no specific comments to make regarding ecological impacts of the above application. The Preliminary Ecological Appraisal has identified no significant constraints to development, and has made suitable mitigation and enhancement recommendations.

The ecological enhancements are to be welcomed as, if implemented well, represent an opportunity for the delivery of a range of new habitats for wildlife. I particularly welcome the inclusion of an intensive green roof, which will be of much more value than an extensive sedum roof. If the application goes forward, I would be interested to see what is designed in this regard.

I would comment in terms of the proposed enhanced grassland, that some ground preparation will be needed prior to sowing the seeds. The existing grass should be mown very short and then scarified to create areas of bare ground. Any weed species noted at this time should be hand pulled. The process can then follow that set out in the report. It is important that the removal of arisings does take place each year on an ongoing basis, as to not do so will result in a smothering of the sward, which inhibits the growth of finer grass species and forbs. What would likely

then develop will be a species-poor grassland of courser plant species. Cuttings could be piled on site in a corner so as to reduce costs associated with having to remove them from site each time.

Should permission be granted, the ecological enhancements should be required to be implemented by way of a suitably worded planning condition(s). I would recommend that a requirement to produce a Biodiversity Management Plan (or similarly titled document) be included in the planning condition. This Plan should include details of a) mitigation measures to avoid impacts on wildlife during construction and b) details of how new habitats will be created, the timetable for this work, who will be responsible for each element, and how the habitats will be managed long-term to retain their value to wildlife.”

Cambridgeshire Fire And Rescue Service - 2 December 2021

States “With regard to the above application, should the Planning Authority be minded to grant approval, the Fire Authority would ask that adequate provision be made for fire hydrants, which may be by way of Section 106 agreement or a planning condition.”

ECDC Trees Team - 26 January 2022

States “No tree related objections. The soft landscaping scheme is suitable for the site and locality with an appropriate mix of native and ornamental species and the long term landscape management plan is suitable so as to enable the long term retention of the scheme.”

Economic Development - 9 March 2022

States “We are always interested to facilitate ways that businesses can thrive and develop within the District. This application, to build a new out of town facility, to expand the practice, create additional skilled employment and open new opportunities for both its business and clients seems innovative. However this has to be balanced with compliance to planning policy, within the context of the Lancaster Way Business Park and its permitted development uses. I understand that you are continuing to review.

From an Economic Development view point we would also be concerned with three related matters.

Firstly, the relocation to out of town, will remove this important healthcare facility from the City and access by its local community. This is a socio-economic factor that should be considered.

Secondly, the reduced footfall associated with loss of visitors to the current dental practice, when it relocates, should be considered within the City's wider economic development.

Thirdly, we would suggest that any additional 'non business' traffic, on the business park, is considered in context of the parks wider growth ambitions and potential impact on commercial traffic or commuter's in the future.”

Waste Strategy (ECDC) - No Comments Received

NHS England - No Comments Received

Lead Local Flood Authority - No Comments Received

Minerals And Waste Development Control Team - No Comments Received

Consultee For Other Wards In Parish - No Comments Received

5.2 A site notice was displayed near the site on 16th December 2021.

5.3 Neighbours – 8 neighbouring properties were notified, however no responses have been received.

6.0 The Planning Policy Context

6.1 East Cambridgeshire Local Plan 2015

GROWTH 2	Locational strategy
GROWTH 3	Infrastructure requirements
GROWTH 4	Delivery of growth
GROWTH 5	Presumption in favour of sustainable development
ENV 1	Landscape and settlement character
ENV 2	Design
ENV 4	Energy and water efficiency and renewable energy in construction
ENV 7	Biodiversity and geology
ENV 8	Flood risk
ENV 9	Pollution
COM 1	Location of retail and town centre uses
COM 2	Retail uses in town centres
COM 3	Retaining community facilities
COM 7	Transport impact
COM 8	Parking provision
EMP 1	Retention of existing employment sites and allocations

6.2 Supplementary Planning Documents

Developer Contributions and Planning Obligations

Design Guide

Contaminated Land - Guidance on submitted Planning Application on land that may be contaminated

Flood and Water

Natural Environment SPD

Climate Change SPD

Ely Conservation Area

6.3 National Planning Policy Framework 2021

2 Achieving sustainable development

6 Building a strong competitive economy

7 Ensuring the vitality of town centres

- 8 Promoting healthy and safe communities
- 9 Promoting sustainable transport
- 11 Making effective use of land
- 12 Achieving well-designed places
- 14 Meeting the challenge of climate change, flooding and coastal change
- 15 Conserving and enhancing the natural environment

7.0 PLANNING COMMENTS

7.1 Principle of Development

7.1.1 The site is within the Lancaster Way Business Park, which when it was originally granted planning permission in 1994 restricted the use of the park to B1, B2 and B8. In 2020 the Government amended the Use Classes Order and former B1 uses were amalgamated into what's now known as Class E, and B1 is now referred as E(g). The condition applied to the 1994 planning permission stated that the use of Lancaster Way shall be restricted to B1, B2 and B8 uses, therefore following the amendment to the Use Classes Order this should now read class E(g), B2 and B8 only. The proposal is for a use now known as E(e) which refers to health clinics and dentists.

7.1.2 Policy COM1 of the East Cambridgeshire District Council Local Plan 2015 states that town centre uses (such as dentists) will only be acceptable outside of town centres in exceptional circumstances as outlined below:

- *The applicant has under took a Sequential Test*

The applicant has submitted a Sequential Test, which at the request of the case officer was asked to be updated, as it was very limited in its geographical area. The conclusion of the report was that there were no available properties that suited the needs of the applicant currently. Most were dismissed because they were too small; too big or too far from the centre of Ely, a site on Merlin Way (part of Lancaster Way) was dismissed for being too far from the centre of Ely. On this basis the site being proposed met all of the clients requirements apart from it not being the required use, although its location was 1.49 miles from the existing Enhance building and the client had limited this to 1.5 miles. However no justification was given for the 1.5 mile radius.

- *Site is suitable for the proposed use*

The site is not considered suitable for its proposed use. The site should be E(g), B2 or B8 uses and the proposed use is for a dental surgery (including facial rejuvenation) which is class E(e). On this basis the site is not suitable for this use. The agent suggested that another building within Lancaster Way could be purchased and without planning permission be changed to a dental practice. However, it should be noted that there are restrictions on the use on the vast majority of the site and the land subject of planning approval 94/00559/O either by way of condition as with this application or by the allocation ELY 11.

- *Relates to the function of its locality*

Lancaster Way is a 'Business Park' and uses pertaining to those uses should be located here. A dental practice does not relate to the function of a business park.

- *No impact on the vitality of the Town centre*

The agent considers that whilst this is a town centre use, the location of the existing premises is not within the defined local plan boundary. Whilst it is accepted the current use located on St Marys Street and not within the defined town centre as per the East Cambridgeshire District Council Local Plan 2015, it is still in location close to the town centre. Opposite Enhance is a Vets, St Marys Doctors Surgery, 2 buildings up from Enhance is a convenience store, with intermittent town centre uses into where the defined town centre boundary is. It should also be noted that in obtaining funding for the city centre WIFI and signage, the defined boundary was at the bus stop opposite, close to Oliver Cromwell House. It is considered the loss from a town centre location, would be detrimental to the vitality of the town centre of Ely and this is supported by the Council's own Economic Development Officer, as quoted below:

"Firstly, the relocation to out of town, will remove this important healthcare facility from the City and access by its local community. This is a socio-economic factor that should be considered.

Secondly, the reduced footfall associated with loss of visitors to the current dental practice, when it relocates, should be considered within the City's wider economic development.

Thirdly, we would suggest that any additional 'non business' traffic, on the business park, is considered in context of the parks wider growth ambitions and potential impact on commercial traffic or commuter's in the future."

- *It would enhance the character of its locality*

The locality is a business park and whilst the design of the building is not dissimilar to the adjoining offices of Grovemere, the use is not a function of a business park.

- *Accessible by different means of transport*

Lancaster Way has 1 bus stop within 1 minute of the site, the second is 10 minutes walk from the site. The train station is approximately 3.2 miles away, and therefore not a viable option for walking to and from. In terms of bus services there are 11 services into Ely a day, served by the No. 39 and Ely Zipper, below is a list of the times Lancaster Way is served by a bus.

Ely Zipper					No. 39 (Ely to Westry)						
7.30	8.30	9.30	10.35	12.30	To Ely	9.30	12.00	14.00	15.35	18.15	19.15
					From Ely	07.53	10.03	11.58	14.28	16.33	18.08
						19.38					

From the bus times provided, whilst they serve the business park and the hours worked by the businesses on the park, it would not serve patients. For example you have an appointment at 15.30, whilst you can get the appointment with an hour to

spare the next bus back is not until 18.15. On this basis whilst the bus service meets the need of those working on the business park it would not meet the needs of patients relying on a bus service to access the services.

7.1.3 Policy COM3 of the East Cambridgeshire District Council Local Plan 2015 states that the loss of a commercial facility such as a dentist should be resisted unless:

- *No longer financially viable*

Enhance have not provided any form of accounts and this would not be required in this circumstance. However, they wish to expand their current business and the site they currently occupies does not offer them the ability to do so.

- *It will result in a better replacement*

There are no known replacement uses for the existing site. The site proposed is currently an open piece of land, giving space and views into and out of the business park. This proposal would result in a 2 storey building being in its place. Whilst the building is, in design terms acceptable what it is being proposed to be used for is not appropriate for a business park use.

- *It is a better alternative use*

The proposed use is not appropriate on a business park setting.

7.1.4 Policy EMP1 of the East Cambridgeshire District Council Local Plan 2015 states that B1 (now E(g), B2 and B8 uses should be retained unless:

- *The site is no longer required for 100% employment uses*

Lancaster Way is still required for business uses.

- *It would lead to environmental and community benefits.*

The proposal has been supported by a comprehensive PEA and as such in consultation with the Cambridgeshire Wildlife Trust, the information was found to be acceptable and the mitigation measures proposed would enhance the ecological value of this particular site.

In terms of community benefits, whilst it might provide an improved building to provide dental services, the logistics of accessing the site are highly dependant on the motor car.

7.1.5 Paragraph 87 of the NPPF states that *“The Local Planning Authority should apply a Sequential Test for main town centres uses which are neither an existing centre nor in accordance with an up-to-date plan. Main town centre uses should be located in the town centres; then in edge of centre location and only when suitable sites are not available (or expected to become available within a reasonable period) should out of town centre sites be considered”*

7.1.6 The applicant has provided a ‘Sequential Test’ and was updated to go further afield at the request of the case officer. In the Sequential Test it states that Enhance have been searching for premises for in excess of 4 years, however only the most recent search has been provided. The Local Planning Authority are aware of other properties that have become available over the last 4 years which may have suited

their needs and that are located in the town centre or on the edge of it. Whilst there has been an attempt at a Sequential Test it is not conclusive that there are no other sites available, nor is it comprehensive enough to have confidence in the report submitted.

- 7.1.7 In assessing these policies COM1, COM3, EMP1 and the NPPF there are fundamental flaws in the proposal. Whilst, a Sequential Test has been submitted, the proposal fails to meet other requirements within the policies. There is no consideration for the level of harm that may be incurred by the town centre in the re location of this town centre use. This is an important part of whether a use like this should be considered in a non-town centre location.
- 7.1.8 The proposal is likely to increase the reliance upon the private motor car due to the times of the bus network as there is limited public transport, designed for 9 to 5 working patterns and is not served by a train station. This is detrimental to the patients as this limits their ability to access services and affects the vitality of the town centre, by decreasing the footfall.
- 7.1.9 The business park is for employment uses and as such a medical facility predominantly dental with some facial rejuvenation is not in keeping with the use of the business park. The business park was approved primarily for B1 (now E(g)) B2 and B8 uses and a E(e) use does not meet those requirements.
- 7.1.10 The proposal also required the case officer to seek further information, as 5 rooms are not labelled for a particular use. It was considered that these may be for research and development uses and this would be the main use of the site. However, in discussion with the agent it became clear that the main use is for the dental practice. On this basis the proposal is considered to be contrary to policies COM1, COM3 and EMP1 of the East Cambridgeshire District Council Local Plan 2015.
- 7.2 Visual Amenity
- 7.2.1 The proposed building is of a modern design and is similar to its neighbour Grovemere offices. The proposed building will be closer to the Witchford Road and will be visible from the A142 and Witchford Road. Whilst the site will be visible it is not considered to cause harm to the visual character of the area.
- 7.2.2 The proposed building is in keeping with its surroundings by way of using similar materials and design. It is only 2 storeys in height approximately 8.3 metres (27 feet) which is not excessive and in keeping with the scale of its surrounding buildings. It is considered that the proposal maintains the visual character of the area in accordance with policies ENV1 and ENV2 of the East Cambridgeshire District Council Local Plan 2015.
- 7.3 Highways
- 7.3.1 Policy COM7 requires that any proposal should ensure safe vehicular access. The site is access from a private road and not within the Cambridgeshire County Council sphere of influence. There are no concerns from a highway safety perspective, although the provision of a turning head would assist in manoeuvrability at the site.

- 7.3.2 Policy COM8 of the East Cambridgeshire District Council Local Plan 2015 requires that there is adequate parking for new uses and for a dental practice it is up to 5 parking spaces per consulting room and 2 spaces per consulting rooms. On this basis using the stated 5 consulting rooms, up to 25 parking spaces and 10 cycle spaces would be required. However if there are 10 consulting rooms (as this is not being made clear by the agent) not forgetting the training suite there would need to be up to 50 car parking spaces and 20 cycle spaces.
- 7.3.3 The proposal provides 17 car parking spaces and 10 cycle spaces. Whilst the policy does state it is “up to 5 spaces per consulting room” it is stated on the application form that there will be 35 employees, there are already 19 employees. The Design and Access Statement considers that there is adequate public transport to serve the site. However, paragraph 7.1.3 clearly considers that there is a poor public transport options available and would lead to a reliance on the private motor car. As such it is considered that the proposal does not provide adequate car parking spaces for the use proposed.
- 7.3.4 The existing use on St Marys Street does not provide any off street car parking for their 19 members of staff. However, there are public car parks within walking distance of the use as well as good access to public transport. The site is within walking distance of the train station and the bus hub on Market Street.
- 7.3.5 It is considered that whilst highway safety standards can be achieved there is a lack of parking, given its out of Ely location which could prove detrimental to the business park. On this basis the proposal is considered contrary to policy COM8 of the East Cambridgeshire District Council Local Plan 2015.
- 7.4 Ecology and Trees
- 7.4.1 The application has provided a PEA which includes mitigation and a proposal for an ecological enhanced area to the north of the site. In consultation with the Cambridgeshire Wildlife Trust, no objections have been raised to the proposals. The site did not identify any ecological constraints, but comments provided give some advice to ensure what is proposed can be managed in the future by way of a Biodiversity Management Plan. The proposal is considered to comply with policy ENV7 of the East Cambridgeshire District Council Local Plan 2015.
- 7.4.2 In consultation with the Council’s Tree Officer, the proposal for the landscaping scheme has been considered acceptable. The mix of native and ornamental planting is a good mix of flora and in keeping with the character of the business park. On this basis the proposal is considered to be in accordance with policy ENV1 of the East Cambridgeshire District Council Local Plan 2015.
- 7.5 Flood Risk and Drainage
- 7.5.1 The site is within Flood Zone 1 and is a location suitable for this use. The proposal includes details of surface and foul water. Foul water will connect to existing main foul sewer. With regard to surface water this will go into a proposed surface water drainage. It is considered that these details are in accordance with policy ENV8 of the East Cambridgeshire District Council Local Plan 2015.

7.6 Residential amenity

7.6.1 To the north of the site is a residential dwelling “Alderforth Farm” which is approximately 90 metres (295 feet) away from the proposed site. In consultation with the Environmental Health Officer there were no concerns raised, however restrictions for lighting and noise levels would need to be conditioned, as well as details in the event of piling foundations would be required. On balance the proposal is considered by way of conditions to maintain the amenities of the neighbours by way of not overlooking; overshadowing; loss of light or noise.

7.7 Other Material Matters

7.7.1 The site was part of the MOD land and as such will be required to have a condition ensuring that during construction, should any contamination be found, works cease and the Local Planning Authority are contacted to review. The proposal can comply with policy ENV9 by way of attaching a suitable condition.

7.7.2 The proposal which is less than 1,000 square metres (10763.9 square feet) can ensure sustainable construction methods and materials. A condition can be applied to ensure that energy and sustainability are considered in the final construction of the building. The proposal is considered to comply with policy ENV4 of the East Cambridgeshire District Council Local Plan 2015.

7.8 Planning Balance

7.8.1 The proposal is considered to cause harm to the vitality of the town centre, by moving away from its current location. The proposal is for a town centre use and to be located on a business park with limited public transport will be detrimental not only to the footfall with Ely centre but also require the greater use of the private motor car. Ultimately, a dental practice which is what this is, is not suitable on a business park. The proposal is in direct conflict with policies COM1, COM3 and EMP1 of the East Cambridgeshire District Council Local Plan 2015 and as such is recommended for refusal.

7.8.2 Policy COM8 states “up to” in its requirement for parking but the proposal as submitted is 33 car parking spaces short, and 10 cycle spaces short with a lack of justification. It is considered that whilst the current use in St Marys Street has no parking any new provision in a less sustainable location should meet the requirements of the policy. On this basis the proposal is contrary to policy COM8 of the East Cambridgeshire District Council Local Plan 2015.

7.8.3 Whilst the proposal can provide ecological enhancements; high quality planting and good design the proposal fails to consider its town centre use and lack of car parking. On this basis the application is recommended for refusal.

8.0 APPENDICES

None.

<u>Background Documents</u>	<u>Location</u>	<u>Contact Officer(s)</u>
21/01694/FUL	Toni Hylton Room No. 011 The Grange Ely	Toni Hylton Senior Planning Officer 01353 616499 toni.hylton@eastcambs.gov.uk

National Planning Policy Framework -

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

East Cambridgeshire Local Plan 2015 -

<http://www.eastcambs.gov.uk/sites/default/files/Local%20Plan%20April%202015%20-%20front%20cover%20and%20inside%20front%20cover.pdf>