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**FOR INFORMATION ONLY**

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



East Cambridgeshire  
District Council

**PLANNING COMMITTEE – 6 DECEMBER 2023 – DECISION LIST**

<b>ITEM NO.</b>	<b>REPORT REF.</b>	<b>APPLICATION</b>	<b>DECISION</b>	<b>ACTION BY</b>
5.	Y104	<b>TPO/E/09/23</b> To confirm a Tree Preservation Order (TPO) for one Oak tree to the front of 11-13 Limes Close Wilburton Ely Cambridgeshire CB6 3LX.	It was resolved:  i) That the TPO is confirmed, for the following reasons: The tree is a prominent feature, visible from the public realm, in good health, it offers a significant visual contribution to the amenity of the local landscape in this part of Wilburton with the new development designed around the retention of this tree from the start.	Kevin Drane, Trees Officer  Simon Ellis, Planning Manager
6.	Y105	<b>23/00305/FUL</b> The erection of a 3-bedroom chalet dwelling with outbuilding, and associated works. The proposals include the demolition of an existing garage and timber shed to allow access to the rear of the site, a re-arrangement of the existing parking for No. 20 and No.22 Mill Street, and a suitable turning area for vehicles to leave the site in a forward gear	It was resolved:  i) That the planning application ref 23/00305/FUL be REFUSED. In the opinion of the Local Planning Authority, the proposed new dwelling by reason of its excessive scale and height in relation to the dwellings along the frontage of Mill Street would harm the character and appearance of the locality. The proposal therefore fails to comply with Appendix 5 'Detailed Design Guidance' of the Isleham Neighbourhood Plan (Made May 2022) relating to In-Fill development, which states that new infill development should be no higher than frontage development.	Charlotte Elston, Planning Officer  Toni Hylton, Planning Team Leader

ITEM NO.	REPORT REF.	APPLICATION	DECISION	ACTION BY
7.	Y107	<p><b>23/00894/FUL</b></p> <p>Change of use from Use Class B8 to C3 residential including the removal of storage containers, erection of four detached dwellings, along with associated works including closing and relocating the existing access</p>	<p>It was resolved:</p> <p>i) That the planning application ref 23/00305/FUL be <b>REFUSED</b>. In the opinion of the Local Planning Authority the proposed development would harm the character and appearance of the countryside by virtue of its excessive depth, beyond the rear of the existing brownfield storage (B8 Use Class) area of the site, the proposed development would harm the character and appearance of the countryside, contrary to policy GROWTH 2 of the East Cambridgeshire District Local Plan 2015 (as amended 2023)".</p>	<p>Richard Fitzjohn, Planning Contractor</p> <p>Simon Ellis, Planning Manager</p>
8.	Y106	<p><b>Planning Performance Report – October 2023</b></p>	<p>It was resolved:</p> <p>That the Planning Performance Report for October 2023 be noted.</p>	