



East Cambridgeshire District Council

Meeting: Planning Committee

Time: 2:00 pm

Date: Wednesday 2 July 2025

Venue: Council Chamber, The Grange, Nutholt Lane, Ely, CB7 4EE

Enquiries regarding this agenda: Patrick Adams

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Committee membership

Quorum: 5 members

Conservative members

Cllr Christine Ambrose Smith
Cllr Lavinia Edwards
Cllr Martin Goodearl
Cllr Mark Goldsack (Vice Chair)
Cllr Bill Hunt (Chair)
Cllr Alan Sharp

Conservative substitutes

Cllr Keith Horgan
Cllr Julia Huffer
Cllr Lucius Vellacott

Liberal Democrat and Independent members

Cllr Chika Akinwale
Cllr Christine Colbert
Cllr James Lay
Cllr John Trapp
Cllr Ross Trent
Cllr Christine Whelan (Lead Member)

Liberal Democrat and Independent substitutes

Cllr Lee Denney
Cllr Lorna Dupré
Cllr Mary Wade

Lead Officer: David Morren, Strategic Planning and DM I Manager

10:00 am Planning Committee members meet at The Grange reception for site visit.

AGENDA

1. Apologies and substitutions

[oral]

2. Declarations of interests **[oral]**

To receive declarations of interests from Members for any items on the agenda in accordance with the Members Code of Conduct.

3. Minutes

To confirm as a correct record the minutes of the meeting of the Planning Committee held on 4 June 2025.

4. Chair's announcements **[oral]**

5. 25/00317/FUL

Erection of an annex (retrospective)

Location: 16 Green Bank Road, Swaffham Bulbeck, Cambridge CB25 0LR

Applicant: William Redfern

Public access link:

[25/00317/FUL | Erection of an annex \(retrospective\) | 16 Green Bank Road Swaffham Bulbeck Cambridge CB25 0LR](#)

6. 25/00371/FUL

To build a purpose-built Wildlife Veterinary Hospital including residential facilities

Location: Land Off Water Lane, Long Acre, Kirtling

Applicant: Sue Stublely

Public access link:

[25/00371/FUL | To build a purpose-built Wildlife Veterinary Hospital including residential facilities | Land Off Water Lane Long Acre Kirtling Suffolk](#)

7. 25/00407/TPO

Fell horse chestnut trees and treat stumps

Location: Land North and West of Broughton Hall, 46 Lode Road, Lode

Applicant: Property Risk Inspection

Public access link:

[25/00407/TPO | T1 Horse Chestnut - Fell and treat stump with eco plugs T2 Horse Chestnut - Fell and treat stump with eco plugs Due to claimed tree related soil shrinkage | Land North And West Of Broughton Hall 46 Lode Road Lode](#)

8. 25/00436/FUL

Change of use to secure office retrospective

Location: The Old Dispensary, 13 St Marys Street, Ely CB7 4ER

Applicant: The Old Dispensary Ely Ltd

Public access link:

9. 25/00437/LBC

Change of use to secure office retrospective

Location: The Old Dispensary, 13 St Marys Street, Ely CB7 4ER

Applicant: The Old Dispensary Ely Ltd

Public access link:

[25/00437/LBC | Change of use to secure office retrospective | The Old Dispensary 13 St Marys Street Ely Cambridgeshire CB7 4ER](#)

10. Planning performance report – May 2025

Notes

1. Members of the public are welcome to attend this meeting. Please report to the main reception desk on arrival at The Grange. Visitor car parking on-site is limited to 1h but there are several [free public car parks close by](https://www.eastcambs.gov.uk/parking-open-spaces-and-toilets/car-parks/car-parks-ely) (<https://www.eastcambs.gov.uk/parking-open-spaces-and-toilets/car-parks/car-parks-ely>). The maximum capacity for meetings in the Council Chamber has been set by the Fire Officer at 100 persons. Allowing for Member/Officer attendance and room layout constraints this will normally give a capacity for public attendance of 30 seated people and 20 standing. Public access to the Council Chamber will be from 30 minutes before the start of the meeting and, apart from for registered public speakers, is on a “first come, first served” basis.

The livestream of this meeting will be available [on the committee meeting's webpage](https://www.eastcambs.gov.uk/node/2625) (<https://www.eastcambs.gov.uk/node/2625>). Please be aware that all attendees, including those in the public gallery, will be visible on the livestream.

2. The Council has a scheme to allow [public speaking at Planning Committee](https://www.eastcambs.gov.uk/public-participation-meetings/speak-committee-meeting) (<https://www.eastcambs.gov.uk/public-participation-meetings/speak-committee-meeting>). If you wish to speak on an application being considered at the Planning Committee please contact the Democratic Services Officer for the Planning Committee democratic.services@eastcambs.gov.uk, to **register by 10am on Tuesday 1 July**. Alternatively, you may wish to send a statement to be read at the Planning Committee meeting if you are not able to attend in person. Please note that public speaking, including a statement being read on your behalf, is limited to 5 minutes in total for each of the following groups:
 - Objectors
 - Applicant/agent or supporters
 - Local Ward Councillor
 - Parish/Town Council
 - County Councillors
 - National/Statutory Bodies

3. The Council has adopted a 'Purge on Plastics' strategy and is working towards the removal of all consumer single-use plastics in our workplace. Therefore, we do not provide disposable cups in our building or at our meetings and would ask members of the public to bring their own drink to the meeting if required.
 4. Fire instructions for meetings:
 - if the fire alarm sounds, please make your way out of the building by the nearest available exit, which is usually the back staircase or the fire escape in the Chamber and do not attempt to use the lifts
 - the fire assembly point is in the front staff car park by the exit barrier
 - the building has an auto-call system to the fire services so there is no need for anyone to call the fire services
 - the Committee Officer will sweep the area to ensure that everyone is out
 5. Reports are attached for each agenda item unless marked "oral".
 6. If required, all items on the agenda can be provided in different formats (such as large type, Braille or audio tape, or translated into other languages), on request, by calling main reception on (01353) 665555 or e-mail: translate@eastcambs.gov.uk
 7. If the Committee wishes to exclude the public and press from the meeting, a resolution in the following terms will need to be passed:

"That the press and public be excluded during the consideration of the remaining item no(s). X 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(s) there would be disclosure to them of exempt information of Category X of Part I Schedule 12A to the Local Government Act 1972 (as amended)."
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