



East Cambridgeshire District Council

Meeting: Planning Committee

Time: 2:00 pm

Date: Wednesday 3 June 2026

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

Enquiries regarding this agenda: Patrick Adams

Telephone: (01353) 616298

Email: patrick.adams@eastcambs.gov.uk

Committee membership

Quorum: 5 members

Conservative and Independent members

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

Conservative substitutes

Cllr Keith Horgan
Cllr Julia Huffer
Cllr Lucius Vellacott

Liberal Democrat and Independent members

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

Liberal Democrat and Independent substitutes

Cllr Chika Akinwale
Cllr Kathrin Holtzmann
Cllr Mary Wade

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

8:55 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** **Page 7**
To confirm as a correct record the minutes of the meeting of the Planning Committee held on 6 May 2026.
- 4. Chair's announcements** **[oral]**
- 5. 24/00757/FUM – Wisbech Road, Littleport** **Page 15**
Location: Wisbech Road, Littleport, Ely
Applicant: FP McCann Ltd
Public access link: <http://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SH4SSYGGHHL00>
Retention of building and erection of extensions being amendment to production building as permitted through APP/V0510/W/19/3243700 and proposed external crane rails (part retrospective)
- 6. 25/00312/FUM – DeFreville Farm, High Street, Aldreth** **Page 53**
Location: De Freville Farm, High Street, Aldreth, Ely, Cambridgeshire
Applicant: Taste Flavouring Ltd
Public access link: <http://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=STBSPYGGFIV00>
Change of use, extension, alteration and part-demolition of Building A to form offices, laboratories and staff facilities for research and development (Use Class E, (g)). Change of use, extension and alteration of Building B to form manufacturing facilities (Use Class B2). Erection of new building (Building D) to form manufacturing facilities (Use Class B2) following the demolition of Building C. New vehicular access with associated parking, hard and soft landscaping and SuDS feature.
- 7. 25/01097/MPO – Garden Close, Sutton** **Page 89**
Location: Land Rear of 30-40 Garden Close, Sutton, Cambridgeshire
Applicant: Abbey New Homes
Public access link: <http://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T3RED5GG0CT00>
Application for the modification of planning obligation 17/01445/OUM for outline planning application for erection of up to 53 houses to include public open space and details relating to access.
- 8. 25/00667/VARM - Garden Close, Sutton** **Page 107**
Location: Land Rear of 30-40, Garden Close, Sutton, Cambridgeshire

Applicant: Abbey Developments Ltd

Public access link: <http://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SYBCEQGGL3000>

To Vary Condition 1 (Approved Plans) of previously 22/00057/RMM approved at appeal APP/V0510/W/23/3328203, dated 08 July 2024 for Reserved Matters for appearance, landscaping, scale and layout for the erection of 47 homes including public open space of previously approved Outline planning application 17/01445/OUM for erection of up to 53 houses to include public open space and details relating to access.

9. 25/00966/VAR – Hill Farm, Fair Green, Reach Page 133

Location: Land South West of Hill Farm, Fair Green, Reach

Applicant: Mr Newman

Public access link: <http://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T29S7CGGHTK00>

To Vary Condition 11 (width of access) of previously approved 18/01397/OUT, dated 5 April 2019 for demolition of existing agricultural buildings, construction of two detached bungalows, associated parking and infrastructure.

10. 25/01223/RMM – Saxon Business Park, Woodfen Road, Littleport Page 155

Location: Land to North of Saxon Business Park, Woodfen Road, Littleport

Applicant: Barratt David Wilson Homes Anglia (BDW)

Public access link: <http://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T5BBYRGGLD800>

Reserved Matters application seeking approval of appearance, landscaping, layout and scale for 197 dwellings (Use Class C3) and 20 self-build unit plots pursuant to hybrid planning permission 20/01238/FUM (as varied by 20/01238/NMAA and 20/01238/NMAB) Phase 2.

11. 26/00032/FUL – Willow Cottage, Upend Page 203

Location: Land Southwest of Willow Cottage, Upend, Suffolk

Applicant: Dr Sarah Burley

Public access link: <http://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T8R4ELGGHCI00>

Erection of stables and associated stores and wash bay. Construction of a fenced outdoor arena with secure gated entrances and associated works. Installation of a surface water drainage grid, associated infrastructure and solar lighting. creation of new vehicular access with gat.

12. EXT/00008/26 – Planning Inspectorate, Kingsway Solar Farm Page 229

Location: Land to the East of Cambridge, between Burwell and Balsham

Applicant: Planning Inspectorate

Public access link: <http://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TCVD3CGG0CS00>

Planning Inspectorate - Kingsway Solar Farm Development Consent Order -Adequacy of Consultation.

13. Planning performance report – April 2026

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Exclusion of the public including representatives of the press

That the press and public be excluded during the consideration of the remaining items 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 items there would be disclosure to them of exempt information in categories 1, 2 and 7 of Part I Schedule 12A to the Local Government Act 1972 (as amended).

14. Minutes – Confidential item

To confirm as a correct record confidential minute: “Quarterly performance in resolving planning enforcement cases” of the meeting of the Planning Committee held on 6 May 2026.

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/3505) (https://www.eastcambs.gov.uk/node/3505). 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 2 June.

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)."
