



# East Cambridgeshire District Council

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## Meeting: Planning Committee

Time: 2:00 pm

Date: Wednesday 10 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](mailto:patrick.adams@eastcambs.gov.uk)

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## 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 and Independent 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

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**10:15 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. Chair's announcements** **[oral]**

**4. 25/01206/RMM – Land at High Flyer Farm, Ely**

Location: Land at High Flyer Farm, North of Kings Avenue, Ely

Applicant: David Wilson Homes, South Midlands

Public access link: <https://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T57OOPGGL7800>

Reserved matters for layout, scale, appearance, access and landscaping for 536 dwellings (Phase 3) following outline planning permission 11/01077/ESO

**5. 25/01348/FUM – Bens Yard, Soham Road, Stuntney**

Location: Bens Yard, Soham Road, Stuntney

Applicant: Cole Ambrose Limited

Public access link: <https://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T75T49GGFPB00>

Proposed change of use of the site to allow class E(a) retail sale of goods, class E(b) sale of food and hot drinks, class E(c)(ii) professional services, class E(c)(iii) personal services class E(d) indoor sport, recreation or fitness, class E(e) medical and health services, class E(g)(i): offices, class F1(b): display of works of art, agricultural, sui generis: microbrewery, dog groomers, ancillary office/storage and administration space, seasonal events space, and the resurfacing of overflow car park (retrospective)

**6. 25/01350/FUL – 56 High Street, Bottisham**

Location: 56 High Street, Bottisham, Cambridge CB25 9DA

Applicant: Billingford Holdings Limited

Public access link: <https://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T75ZBGGGFPX00>

Regularisation of the development - change of use of units 1, 6, 7, 8, 9, 10, 11 and 12 to Class E with accompanying ancillary storage area and associated works

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## 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/3728) (https://www.eastcambs.gov.uk/node/3728). 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](mailto:democratic.services@eastcambs.gov.uk), to **register by 10am on Tuesday 9 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](mailto: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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