

25/01350/FUL

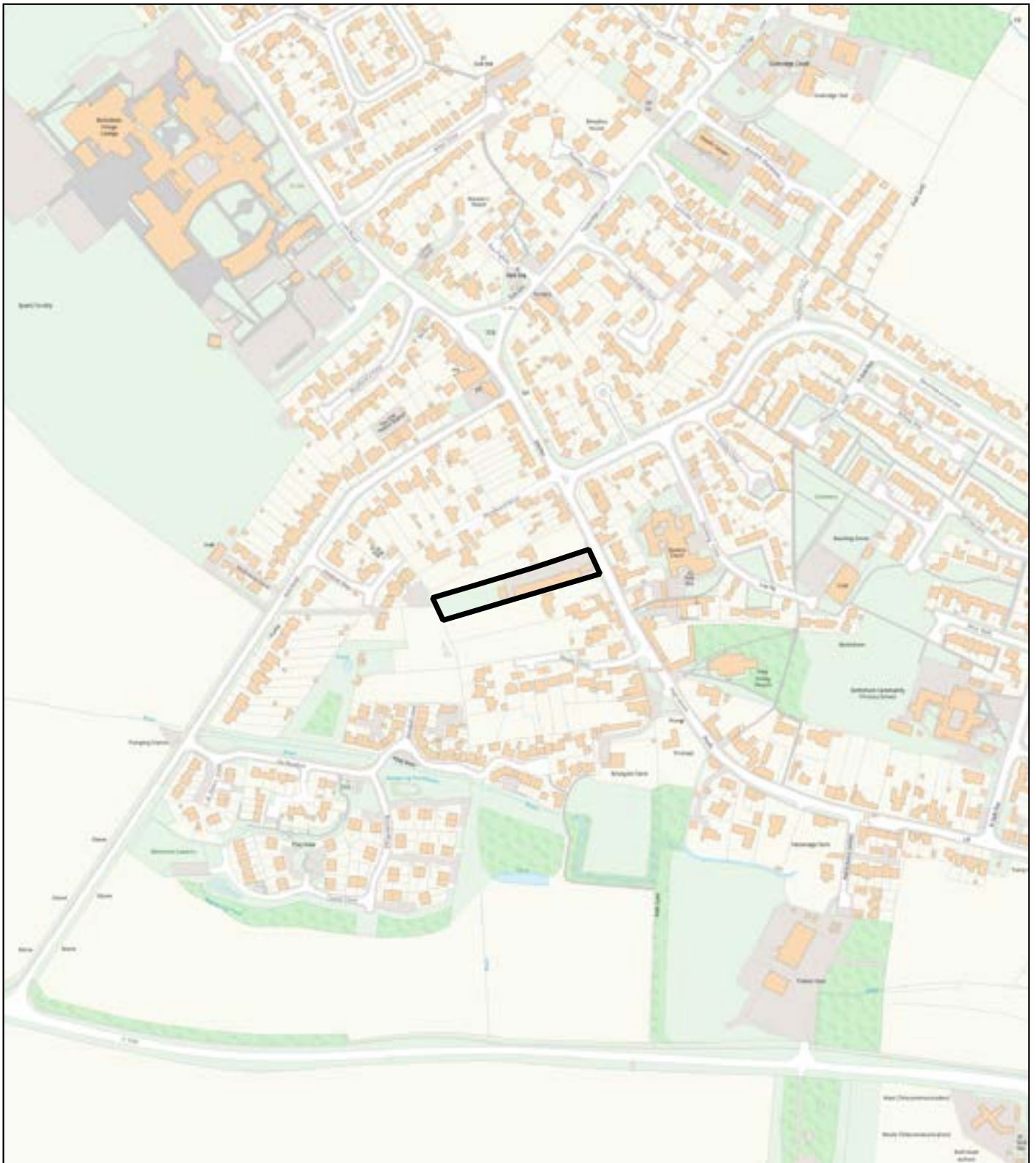
The Old Garage
56 High Street
Bottisham
Cambridge
CB25 9DA

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

To view all of the public access documents relating to this application please use the following web address or scan the QR code:

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





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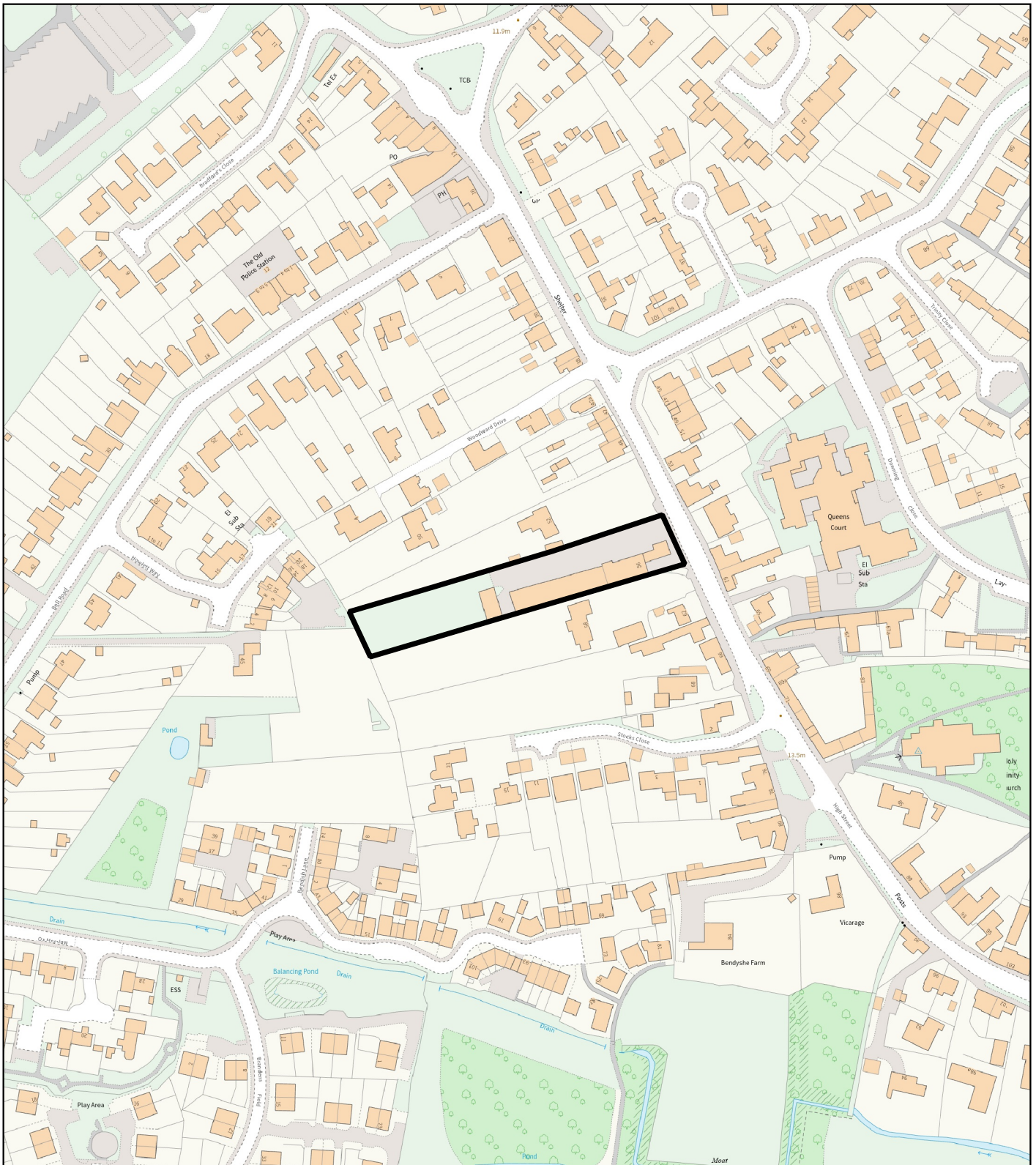


East Cambridgeshire
District Council

Date: 28 May 2026
Scale: 1:5,000



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56 High Street
Bottisham
Cambridge
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TITLE: 25/01350/FUL

Committee: Planning Committee

Date: 10 June 2026

Author: Senior Planning Officer

Report No: AB16

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Site Address: 56 High Street Bottisham Cambridge CB25 9DA

Proposal: 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

Applicant: Billingford Holdings Limited

Parish: Bottisham

Ward: Bottisham

Ward Councillor/s: Charlotte Cane
John Trapp

Date Received: 12 December 2025

Expiry Date: 09 June 2026

Recommendation

1. Members are recommended to APPROVE the application for the following reasons:
 1. The reuse of an existing brownfield commercial site within the defined development envelope for Bottisham represents a sustainable form of development that complies with Policy GROWTH 2 and the overarching spatial strategy of the East Cambridgeshire Local Plan, 2015 (as amended) and Chapter 2 and Chapter 11 of the National Planning Policy Framework (2024).
 2. The development safeguards local employment opportunities and enhances the delivery of accessible commercial services and community facilities in a highly sustainable location. It would support the vitality and viability of the settlement without undermining or conflicting with the vitality and viability of nearby designated town or village centres, aligning with the retail hierarchy and economic exceptions of Policy COM 1 and the requirements of COM 4 of the

East Cambridgeshire Local Plan, 2015 (as amended) and Chapter 6 and Chapter 8 of the National Planning Policy Framework (2024).

3. The retention of an employment asset provides a sustainable outcome that aligns with the East Cambridgeshire Local Plan, 2015 (as amended) as a whole. The potential operational impacts specifically relating to nuisance and amenity protection can be satisfactorily managed, secured, and mitigated through the imposition of robust planning conditions to achieve compatibility with the surrounding residential context. Consequently, the scheme aligns Policy EMP 1, ENV 2 and ENV 9 of the East Cambridgeshire Local Plan, 2015 (as amended 2023).
2. The application is being heard by the committee because it was called in by Councillor John Trapp for the following reasons:

Resident Concerns: Local residents raised serious concerns about granting the application in full at a recent Bottisham Parish Council meeting.

Parish Council Concerns: The Parish Council itself was concerned about specific implications within the application.

Summary of Application

3. The application seeks retrospective full planning permission to regularise the change of use of a former MOT testing station, car garage, and workshop site from General Industrial (Class B2) to Commercial, Business, and Service (Class E).
4. The purpose of this application is to regularise the site-wide use as a flexible Class E planning unit, rather than seeking prescriptive permission for each business or tenant currently occupying the site. This overarching approach aims to establish a comprehensive Class E site consent, thereby allowing future tenants and businesses within the same use class to change or occupy the units freely, without requiring further planning permission for a change of use.
5. The full planning application, plans, and documents submitted by the Applicant can be viewed online via East Cambridgeshire District Council's Public Access service at the following link: [Simple Search](#).

Planning History

6. No relevant planning history.

The Site and its Environment

7. The application site is located entirely within the established development envelope of Bottisham.

8. The prevailing character of the High Street in the immediate vicinity of No. 56 is defined by a sensitive blend of a historic, linear village core and low-density residential development
9. While the property itself is not a listed asset and sits outside the designated Bottisham Conservation Area boundary, its physical proximity places it within the setting of the Conservation Area. Its location directly on the High Street places it near several heritage assets. Notable Grade II-listed buildings are in proximity, including Nos. 52, 59, and 66 High Street.
10. The site is situated within the established village core and is flanked by residential properties on either side.
11. The application site forms a deep commercial plot containing a single-storey building subdivided into 8 individual business units and associated hardstanding, parking and access. The plot and building footprint run perpendicular to the High Street, extending back into the site.
12. The site features a subdivided layout running back from the road, hosting community-facing Class E uses. The current active uses occupying the site units include a café/cake shop, a local personal-training fitness studio/gym, a barber, and a flooring shop. While the supporting planning statement indicates the intended use of a building unit, the supporting plans do not provide detailed internal layouts for the proposed uses, as the overriding intent is to secure site-wide Class E flexibility rather than to seek prescriptive permission for each business or tenant currently occupying the site. This overarching approach aims to establish a comprehensive Class E site consent, thereby allowing future tenants and businesses within the same use class to change or occupy the units freely, without requiring further planning permission for a change of use.
13. Vehicular and pedestrian access to the site is gained directly from the High Street via the existing, well-established access point. The front of the site features an open, level tarmac forecourt positioned immediately adjacent to the public footpath. This front forecourt serves as a dedicated on-site parking and loading zone, accommodating customer vehicles and delivery-tracking layouts comfortably within the site boundaries.
14. Situated at the far rear of the site is a range of storage containers. These containers provide essential ancillary commercial storage for the operations of the onsite business units.
15. Open countryside abuts the western boundary (rear) of the site.
16. A portion of the site (specifically Units 2–5) was granted full planning permission under a previous application for a change of use to a veterinary practice (Use Class E(e)).
17. The site is located within Flood Zone 1 of the Environment Agencies ‘Maps for Planning.’

Responses from Consultees

18. Responses were received from the following consultees:

- Local Highways Authority
- Environmental Health Officer
- Trees Officer
- Conservation Officer
- Parish Council
- Ward Councillors

19. These are summarised below. The full responses are available on the Council's website.

Local Highways Authority - 23 February 2026

20. No significant adverse effect upon the public highway should result from this proposal, should it gain benefit of planning permission.

Further consultation response - 29 April 2026

21. The additional drawing does not alter the original comments raised in the consultation response dated 23rd February 2026.

ECDC Environmental Health Officer – 05 May 2026

22. Minded to object to a Class E change of use as far more encompassing and concerned about the impact on residential amenity.

23. Raised concerns over suggested opening hours and recommends retaining them as close to the previous site operating hours, with flexibility over closing times but less on opening hours. Also seeking to restrict delivery hours in line with opening hours.

24. Seeking additional information on the potential food business mentioned in the application form. Request further information on odour and noise control from the external extraction system.

25. Included Commercial waste duty of care documents so the applicant can ensure they are disposing of their waste legally.

26. Recommended a condition restricting external lighting with respect to the storage containers.

27. Suggested conditions in relation to preventing amplified music/loudspeakers in the external areas and restricting external dining hours if minded to approve.

28. Notes that the application is purely for change of use and not operational development. In this instance, if only commenting on the change of use to Class E would raise an objection, they may wish to make additional comments once questions have been answered.

Further consultation response – 28th May 2026

29. Provided some additional comments after recent discussion, where we discussed potential conditions to protect the amenity of neighbouring properties.

Confirms that with the agreed conditions in place, they would not wish to raise an objection to the proposal, but the applicants should be advised that planning permission does not confer immunity from action under statutory nuisance. Either by local authority or a private individual.

ECDC Trees Officer – 18 May 2026

30. No significant tree-related implications.

Further consultation response – 21 May 2026

31. The site is not within a conservation area, and no TPO protects the trees. Aerial imagery confirms that the removed vegetation was small and had no significant amenity value.

ECDC Conservation Officer – 23 April 2026

32. No conservation implications.

Bottisham Parish Council– 05 Feb 2026

33. Objects to the application due to the application being incomplete and misleading. States that a container rental/storage operation is in use on the site and not declared in the application. Concerns that the use doesn't fall within Class E.

34. Additional objections relating to excessive proposed opening hours, inadequate assessment of heritage impacts, traffic and car parking pressures.

35. The retrospective nature of several uses on the site.

36. Supportive of village-serving businesses on the site, but the cumulative impact of uses has not been assessed.

37. Requesting the application is called in and determined by the planning committee.

Further consultation response – 16 Feb 2026

38. Objects to the application.

39. Recognises the community context and supports appropriate commercial uses that serve the village and contribute positively to village life.

40. Raises significant planning concerns, incomplete and misleading application, inappropriate use class for undeclared business (storage containers), excessive operating hours, heritage impact, biodiversity and loss of green infrastructure, policy compliance, traffic and parking impact, retrospective development, enforcement and cumulative impact.

41. States that a container rental/storage operation is in use on the site and not declared in the application. Concerns that the use doesn't fall within Class E.

42. Additional objections relating to excessive proposed opening hours, inadequate assessment of heritage impacts, traffic and car parking pressures.

43. The retrospective nature of several uses on the site.

44. Supportive of village-serving businesses on the site, but the cumulative impact of uses has not been assessed.
45. Requesting the application is called in and determined by the planning committee.
- Further consultation response – 19 May 2026**
46. Objects to the application and request for committee determination.
47. Raising concerns over material misrepresentation of storage units, blanket Class E usage (being inappropriate without individual assessment), failure to meet statutory biodiversity requirements, and the cumulative impact not being assessed.
48. In addition, enforceability concerns over conditions and clarification on the enforcement position (regarding public confidence). Lastly, missing information and further questions requiring answers regarding the points raised.
49. Lack of transparency and recognises that the tenants and small businesses acted in good faith.
- Ward Councillors – 09 March 2026**
50. Cllr. John Trapp: Requested application to be determined by the Planning Committee.
51. Site notices were displayed near the site on 13th February 2026 and on 28th April 2026. An advertisement was published in the Cambridge Evening News on 27th January 2026.
52. Neighbours – 18 neighbouring properties were directly notified by letter. 23 responses have been received with the following comments:

Objections & Concerns

- Highway Safety & Traffic.
- Parking Provision
- Residential Amenity & Noise
- Visual Impact & Street Scene
- Impact on Heritage Assets
- Scale of Use (Blanket Class E)
- Operational Details: (excessive opening hours and specific operations, including takeaway food sales and the use of storage containers)
- Environmental & Drainage Impact
- Site Management (future over-intensification and contamination concerns linked to the site's historic use as a garage)
- Application Deficiencies (retrospective nature of the application for unauthorised development, a lack of sufficient technical information submitted by the applicant, and perceived inadequacies in the initial neighbour consultation process)

Support & Benefits

- Brownfield Re-use
- Village Asset
- Amenity & Wellbeing

- Siting Compatibility

The Planning Policy Context

53. *East Cambridgeshire Local Plan 2015 (as amended 2023)*

GROWTH 1 (Levels of housing, employment and retail growth)
 GROWTH 2 (Locational Strategy)
 GROWTH 5 (Presumption in favour of sustainable development)
 EMP 1 (Retention of existing employment sites and allocations)
 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)
 ENV 11 (Conservation Areas)
 ENV 12 (Listed Buildings)
 COM 1 (Location of retail and town centre uses)
 COM 4 (New community facilities)
 COM 7 (Transport impact)
 COM 8 (Parking provision)

Cambridgeshire and Peterborough Waste and Minerals Local Plan 2021
 (Not applicable due to the scale and nature of development)

54. *Supplementary Planning Documents*

Design Guide SPD
 Flood and Water SPD
 Climate Change SPD
 Natural Environment SPD

55. *Cambridgeshire-Peterborough Local Nature Recovery Strategy (LNRS) (December 2025)*

56. *National Planning Policy Framework (December 2024) (NPPF)*

Chapter 2 (Achieving sustainable development)
 Chapter 4 (Decision-making)
 Chapter 6 (Building a strong, competitive economy)
 Chapter 7 (Ensuring the vitality of town centres)
 Chapter 8 (Promoting healthy and safe communities)
 Chapter 9 (Promoting sustainable transport)
 Chapter 11 (Making effective use of land)
 Chapter 12 (Achieving well-designed places)
 Chapter 14 (Meeting the challenge of climate change, flooding and coastal change)
 Chapter 15 (Conserving and enhancing the natural environment)
 Chapter 16 (Conserving and enhancing the historic environment)

57. *Draft National Planning Policy Framework (December 2025)*

- Chapter 3 (Decision-making policies)
- Chapter 4 (Achieving sustainable development)
- Chapter 5 (Meeting the challenge of climate change)
- Chapter 7 (Building a strong, effective economy)
- Chapter 8 (Ensuring the vitality of town centres)
- Chapter 12 (Making effective use of land)
- Chapter 14 (Achieving well-designed places)
- Chapter 15 (Promoting sustainable transport)
- Chapter 16 (Promoting healthy communities)
- Chapter 17 (Pollution, public protection and security)
- Chapter 18 (Managing flood risk and coastal change)
- Chapter 19 (Conserving and enhancing the natural environment)
- Chapter 20 (Conserving and enhancing the historic environment)

On 16 December 2025, the Government published a consultation on proposed reforms to the National Planning Policy Framework (the Framework). Whilst broad changes to the structure of the Framework are proposed as part of this consultation, these proposals could be subject to further change and can only be given very limited weight at this stage. Regard has therefore been had to the NPPF published in December 2024 in assessing the current application.

58. *Planning Practice Guidance*

Planning Material Consideration and Comments

59. The main planning considerations relevant to the determination of this application relate to:

- Principle of Development
- Visual Amenity
- Residential Amenity
- Historic Environment
- Waste
- Highways, Access and Movement
- Ecology and Biodiversity
- Trees
- Flood Risk, Drainage
- Energy and Sustainability

Principle of Development

60. Policy GROWTH 2 of the East Cambridgeshire Local Plan 2015 (as amended 2023) provides the locational strategy for development within the district and provides a hierarchy for the location of development. That hierarchy seeks to focus the majority of development on the market towns of Ely, Soham and Littleport. It provides for more limited development within villages within a defined development envelope. The policy states that outside defined development envelopes, development will be

strictly controlled to protect the countryside and the setting of settlements and will be restricted to the exceptions listed within the policy.

61. The application site is located wholly inside the defined development envelope for Bottisham.
62. The development represents the sustainable reuse of an existing brownfield site within a defined development envelope. Developing on an established, previously developed employment site rather than encroaching into the open countryside means the development aligns with the sustainable locational strategy mandated by Policy GROWTH 2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
63. Policy EMP 1 seeks to protect established employment sites from losing their job-generating capacity.
64. Because this proposal involves a change of use from Class B2 to a broader Class E commercial use, it technically constitutes a departure from the definition of 'employment purposes' outlined in the policy.
65. However, the material harm of this policy conflict is partly mitigated by the long-term vacancy of the former garage, meaning no active industrial employment is being displaced. In addition, Criterion (b) of the policy allows for the partial loss of employment uses if 'The redevelopment...would bring significant environmental or community benefits which outweigh the partial loss.'
66. The development introduces a viable Class E commercial footprint that directly safeguards the site's status as an active, job-generating economic asset. Rather than leaving a prominent site redundant within the defined development envelope, transitioning the footprint to flexible commercial use helps retain local employment opportunities. It maximises the site's long-term economic productivity in a format better suited to its residential context.
67. While a technical conflict with Policy EMP1 exists due to the total loss of the B2 use, the proposal actively supports the broader economic and job-retention objectives of the policy and wider local plan. In accordance with Criterion (b) of Policy EMP1, the cessation of a B2 industrial use adjacent to residential properties delivers environmental benefits regarding noise and amenity protection. Given these clear site-specific benefits and the retention of a commercial use, this policy conflict results in no material harm. It should be afforded only a limited to moderate weight in the final planning balance.
68. Policy COM 1 of the East Cambridgeshire Local Plan 2015 (as amended 2023) aims to protect and enhance the vitality and viability of designated town centres.
69. Whilst Policy COM 1 of the East Cambridgeshire Local Plan 2015 (as amended 2023) demands a Town Centre First Strategy, it explicitly states that small-scale retail, commercial, or service proposals designed specifically to meet the day-to-day needs of a local neighbourhood or rural village community are generally supported.

70. In this instance, the principle of development satisfies these criteria. The scale and character of the Class E uses are commensurate with the size of the settlement, ensuring it functions as a localised asset rather than a regional draw.
71. Furthermore, the site is situated within a defined development envelope, making it well-integrated and highly accessible by walking, cycling, and public transport for residents.
72. Finally, given its limited floorspace, the development does not harm the overarching retail hierarchy of the district, thereby meeting the exception criteria set out in the policy. As such, the principle of development is acceptable in relation to Policy COM 1 of the East Cambridgeshire Local Plan 2015 (as amended in 2023).
73. Policy COM 4 of the East Cambridgeshire Local Plan 2015 (as amended 2023) supports the creation or improvement of local community, health, and service facilities within settlement boundaries, subject to certain criteria.
74. The change of use from an industrial garage to a Class E site aligns with the core criteria of Policy COM 4 of the East Cambridgeshire Local Plan 2015 (as amended 2023). The NPPF includes local shops and sports venues (e.g. paragraph 88) in the definition of community facilities, which are encompassed by Class E and established within the site. Located within the defined development envelope, the site is highly integrated and easily accessible to the local catchment population by walking, cycling, and public transport, reducing the reliance on private car journeys.
75. Furthermore, the transition away from a more intensive industrial use to a less intensive commercial use ensures that the scale and nature of the operations will not have a significant adverse impact on the character of the locality.
76. By virtue of this, the proposal successfully protects the residential amenities of nearby occupiers while introducing an adaptable, low-impact local service that satisfies the criteria and objectives of Policy COM 4 of the East Cambridgeshire Local Plan 2015 (as amended 2023).

Visual Amenity

77. Policies ENV 1 and ENV 2 of the East Cambridgeshire Local Plan 2015 (as amended 2023) require new development to complement the existing built form and relate sympathetically to its surroundings in terms of location, layout, scale, massing, materials, and colour.
78. Policy ENV1 requires proposals to ensure that location, layout, scale, form, massing, materials and colour create positive, complementary relationships with existing development and enhance where possible. Proposals must respond positively to local context and architectural traditions, enhance the area's character and quality, and contribute to the public realm.
79. Policy ENV2 specifically requires all development proposals to be designed to a high quality, enhancing and complementing the local distinctiveness and public amenity by relating well to existing features and introducing appropriate new designs.

80. Chapter 12 of the National Planning Policy Framework seeks to ensure high-quality, beautiful and sustainable proposals, stating this to be fundamental to what the planning and development process should achieve. The policy requires proposals to function effectively and enhance the overall quality of the area over the lifetime of the development.
81. The development proposes to make little visual amendments to the external fabric of the building, simply changing the use of the site. Therefore, the site will still have a functional character and appearance akin to its former use.
82. Having fully assessed the comments raised within consultee and neighbour representations, and the prevailing theme of concern regarding the storage containers, by virtue of their specific positioning toward the rear of the site, their low-profile height of less than three metres (9.8 feet), and uniform colour, it cannot be said they form an overly prominent or discordant feature within the wider street scene, thereby avoiding any significant adverse impact upon the visual landscape. A structure being visible from private residential viewpoints or the public realm does not, in and of itself, constitute a robust or defensible reason for refusal. The critical test is whether that visibility results in demonstrable visual harm or an unacceptable impact on local character.
83. Furthermore, given the significant separation distances to the nearest boundaries and existing boundary screening, the containers do not result in any significant harmful impacts on adjoining properties in terms of loss of daylight, privacy, or an overbearing effect. This element of the development successfully maintains a satisfactory relationship with neighbouring residential occupiers.
84. The scale of the overall development has been illustrated within the submitted drawings to be limited and not significantly alter the way the application site is interpreted or its relationship with or visual impact on the public realm. For these reasons, the development is not considered to have a detrimental impact on the character and appearance of the site or the wider surrounding context. It aligns with Policies ENV 1 and ENV 2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).

Residential Amenity

85. Policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023) seeks to protect the residential amenity which would be enjoyed by both future occupiers of the development and occupiers of existing properties close to the site.
86. Policy ENV 9 of the East Cambridgeshire Local Plan 2015 seeks to protect residential occupiers from noise, smell, vibration and other forms of pollution.
87. A high level of public interest has been generated by this application, with third-party representations from adjacent residential properties raising the following primary concerns:

88. **Visual Intrusion and Overbearing Impact:** Concerns regarding the prominent scale, industrial appearance, and positioning of the commercial storage containers relative to neighbouring boundaries.
89. **Noise and Disturbance regarding operational details:** Apprehension regarding noise breakout, increased footfall, and potential general disturbance stemming from the day-to-day operational use of the new Class E businesses situated close to residential properties.
90. The ECDC Environmental Health Officer was consulted and said they would be supportive of a change of use to Class E(g)(iii) but have concerns about the potential impact of the more encompassing Class E use on residential amenity. Additional information was requested on odour/noise from the food business extraction system, and on the use of robust planning conditions to control operational noise and business parameters formally.
91. Following further detailed discussion and the mutual provisioning of strict planning condition wording, the ECDC Environmental Health Officer is content that with said conditions in place, no formal objection will be raised. This is subject to the implementation of robust planning conditions to control operational details and protect the surrounding area formally.
92. Having fully evaluated these concerns, it is considered that the retrospective change of use and the configuration of the site accords with Policies ENV 2 and ENV 9 of the East Cambridgeshire Local Plan 2015 (as amended 2023), subject to the imposition of appropriate planning conditions.
93. In terms of the visual impact of the storage containers, their positioning toward the rear of the deep plot, uniform colouring, and low-profile height ensure they do not form an overly prominent or discordant feature in the wider street scene, thereby safeguarding the visual amenities of the area. While their physical presence remains visible to nearby occupiers, being visible from private residential viewpoints does not constitute a defensible reason for refusal. Because the structures do not cause a demonstrable loss of daylight, privacy, or an unacceptably overbearing effect, they carry neutral weight in the final balance and comply with Policy ENV 2.
94. Regarding operational noise and disturbance, any remaining localised concerns are not considered insurmountable. Replacing an intensive automotive workshop with a flexible Class E planning unit improves the area's compatibility with its residential surroundings. To ensure that future business tenants or institutions can continue to operate lawfully without escalating impacts, any residual risks, including potential noise breakout and hours of operation, are deemed to be successfully controllable through the imposition of planning conditions.
95. Regarding third-party representations concerning 'Environmental impact of potential localised pollution (from surface water runoff and the legacy of the site's previous commercial usage) these concerns are considered to be adequately mitigated through separate regulatory controls. The 'above-ground' and 'below-ground' environmental risks are addressed via the recommended restrictive planning conditions concerning mechanical plant and unexpected land contamination. In respect of drainage, as the application primarily concerns a change of use of

existing structures, the proposal is not expected to alter the site's drainage dynamics materially.

96. Therefore, subject to compliance with conditions restricting operating hours, delivery times, and container retention and use, the development is considered acceptable and complies fully with Policy ENV 2 and Policy ENV 9 of the East Cambridgeshire Local Plan 2015 (as amended 2023).

Historic Environment

97. Policies ENV 11 and ENV 12 of the East Cambridgeshire Local Plan 2015 (as amended 2023) require development proposals to preserve or enhance the character, appearance and setting of conservation areas and listed buildings.
98. The existing street-facing building frontage, scale, and overall footprint of the site have been fully maintained. So, the retrospective change of use introduces no major structural changes or visual conflicts with the street scene.
99. Whilst the application site is situated in the wider vicinity of a collection of Grade II listed buildings, the separation distance ensures the site is not in close enough proximity to impact the setting of these heritage assets negatively.
100. The application site is explicitly located outside the designated boundary of the Bottisham Conservation Area.
101. Concerns raised by representations and consultees regarding the impact on the historic environment through the introduction of modern commercial activity on the site have been carefully noted. Following a formal consultation on this application, the ECDC Conservation Officer raised no issues or conservation implications regarding the development's impact on the historic environment. Since the development maintains the original building frontage and involves minimal external structural alterations, massing increases, or invasive signage, it introduces no adverse visual changes to the historic street scene.
102. Consequently, the development complies with Policies ENV 11 and ENV 12 of the East Cambridgeshire Local Plan 2015 (as amended 2023) and the National Planning Policy Framework (NPPF).

Waste

103. Policy ENV 2 of the East Cambridgeshire Local Plan requires proposals to comply with the County Council's RECAP Waste Management Design Guide Supplementary Planning Document.
104. A Commercial Waste Duty of Care document has been forwarded to the applicant, following advice from the ECDC Environmental Health Officer, to ensure statutory compliance with waste disposal regulations. Notice has been given that utilising the Council's residential kerbside collection for this proposal's waste is strictly prohibited and constitutes an offence.

105. The ECDC Environmental Health Officer raised no further concerns around this element; the development is therefore considered compliant with Policy ENV 2 of the East Cambridgeshire Local Plan regarding waste management.

Highways, Access and Movement

106. Policy COM 7 and COM 8 of the East Cambridgeshire Local Plan 2015 (as amended 2023) seek to ensure that all new developments do not harm the local transport network and highway safety, along with ensuring adequate parking provision.
107. Chapter 9 of the National Planning Policy Framework supports an appropriate mix of uses across an area and promotes active travel modes. It also states the importance of protecting existing highway networks and ensuring impacts are adequately addressed.
108. The development utilises the existing access arrangements directly off the High Street.
109. The layout incorporates designated off-street parking bays within the existing hardstanding areas to serve the staff and visitors. Moreover, additional ancillary parking has been introduced at the rear of the site.
110. The quantum of vehicle parking spaces is considered sufficient to meet the operational demands of the businesses, thereby preventing overspill parking onto the High Street, and adequate visibility splays are maintained at the site egress, ensuring safe vehicle tracking and pedestrian awareness.
111. Representations have been received that express concern over peak-period delivery conflicts and potential parking overspill onto the high street. Following a formal consultation on this application, the Local Highways Authority raised no concerns in respect of the development's impact upon the public highway, stating that no significant adverse effect upon the public highway should result from this proposal.
112. Following the submission of additional documents, the Local Highways Authority was consulted again and stated that the changes do not alter the original comments raised in the consultation response.
113. Whilst the concerns from consultees and residents have been considered, the Local Planning Authority (LPA) must rely on the professional and technical expertise of the Highway Authority when assessing road safety and network capacity. Consequently, without an objection from the statutory body, the LPA has no planning grounds to refuse the scheme on highway impact. Furthermore, any vehicle parking or obstruction on the public High Street is an enforcement matter for the highway authority and the police. It falls entirely outside the LPA's jurisdiction and control.
114. The proposal is therefore considered to remain in accordance with Policy COM 7 and COM 8 of the East Cambridgeshire Local Plan 2015 (as amended 2023) regarding highway safety and parking provision.

Ecology and Biodiversity

115. Policy ENV 7 of the East Cambridgeshire Local Plan 2015 (as amended 2023) seeks to protect and enhance the district's natural environment.
116. Chapter 15 of the NPPF seeks to promote the recognition of the intrinsic character and beauty of the countryside and the wider benefits of protecting a site's natural features and ecosystems.
117. The development does not include any works to, or removal of, surrounding habitats; therefore, it is considered to cause no significant impacts upon the natural environment, in accordance with Policy ENV 7 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
118. The Cambridgeshire-Peterborough Local Nature Recovery Strategy (LNRS) (December 2025) is a statutory document which plans, maps and creates priorities for nature in a given area. Local authorities must have regard to any relevant LNRS through the exercise of their functions, including as a local planning authority (see S40(2A) of the NERC Act 2006).
119. Amongst other matters, the LNRS identifies on a map (the 'habitat map') "areas that could become of particular importance for biodiversity" (ACB sites), which have been determined to offer the potential to become important if measures were taken to improve the habitats on that particular site. For this application, it has been determined that no LNRS ACB site aligns with the planning application site area, and there is no other apparent reason why the LNRS is an important determining factor for this application. As such, very little weight has been given to the content of the LNRS in reaching a recommendation for this planning application.
120. No biodiversity enhancements have been proposed within the site. Notwithstanding this, the application proposes to change only the site's use, with a de minimis impact on on-site habitats.
121. Furthermore, the development does not fall under the statutory duty to secure at least 10% biodiversity net gain (BNG). Therefore, a BNG metric was not required for the submission. This is due to the proposal's retrospective nature: under the UK's statutory framework, a fully retrospective planning application (submitted under Section 73A of the Town and Country Planning Act 1990) means the development is legally exempt from mandatory Biodiversity Net Gain (BNG) requirements.
122. In summary, the proposal is considered to comply with Policy ENV 7 of the East Cambridgeshire Local Plan 2015 (as amended 2023).

Trees

123. Policy ENV 7 of the East Cambridgeshire Local Plan 2015 (as amended 2023) requires development proposals to protect the biodiversity and geological value of land, and minimise harm to, or loss of, environmental features including trees and hedgerows. Policy ENV 2 of the East Cambridgeshire Local Plan 2015 (as amended 2023) states that development proposals should retain existing important

landscaping, natural and historic features, and include landscape enhancement schemes.

124. The development does not include any works to, or removal of, trees on or around the site. Consequently, an Arboricultural Impact Assessment was not required as part of the planning submission. The proposal is strictly limited to a retrospective change of use using the existing built structure. It requires minimal external physical work, thereby ensuring little impact on the root protection areas, health, or longevity of any adjacent arboricultural features.
125. Regarding the concerns raised by representations and consultees concerning trees and hedging, the ECDC Trees Officer has confirmed that the development carries no significant arboricultural implications. Furthermore, the site is not located within a Conservation Area, nor are any of the trees subject to a Tree Preservation Order (TPO). Any vegetation previously removed from the site is not considered to have possessed significant public amenity value, nor did it meet the size thresholds required to trigger statutory protection.
126. The proposal is therefore considered to satisfy the requirements of Policy ENV 7 and ENV 2 and of the East Cambridgeshire Local Plan 2015 (as amended in 2023) regarding the protection and enhancement of the natural environment.

Flood Risk, Drainage

127. Policy ENV 8 of the East Cambridgeshire Local Plan 2015 (as amended 2023) requires all developments to contribute to an overall reduction in flood risk and to strictly apply the sequential and exception tests. Development should normally be located in Flood Zone 1 and will not be permitted where it would increase the risk of flooding on-site or elsewhere, compromise flood defences, or create unsafe access during flooding events.
128. Paragraph 176 of the NPPF states that the sequential test does not need to be applied for applications for Change of Use (except for a change of use to a caravan, camping or chalet site, or to a mobile home or park home site), nor the exception test, but should still meet the requirements for site-specific flood risk assessments set out in footnote 63.
129. Footnote 63 goes on to say that a site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3. In Flood Zone 1, an assessment should accompany all proposals involving: sites of 1 hectare or more; land which the Environment Agency has identified as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use.
130. The application site is situated entirely within Flood Zone 1, which represents the lowest category of fluvial flood risk with a less than 1 in 1,000 annual probability of river or sea flooding. As a result, the retrospective change of use does not require a formal Sequential Test or a standalone Flood Risk Assessment (FRA). Furthermore, the development utilises an existing building footprint.

131. In respect of drainage, again, as the development primarily concerns a change of use of existing structures, the proposal is not expected to alter the existing drainage dynamics of the site materially. Any minor localised drainage modifications required to support the development will be subject to standard Building Regulations approval.
132. The proposal therefore fully accords with Policy ENV 8 of the East Cambridgeshire Local Plan 2015 (as amended 2023), regarding sustainable water management, drainage and flood risk mitigation.

Energy and Sustainability

133. Policy ENV 4 of the East Cambridgeshire Local Plan encourages all proposals for new development to aim for reduced or zero carbon development in accordance with the zero-carbon hierarchy: first maximising energy efficiency and then incorporating renewable or low carbon energy sources on site as far as practicable. The policy requires applicants to demonstrate how they have considered all aspects of sustainable design and construction.
134. Chapter 14 of the National Planning Policy Framework encourages all development to include sustainability measures within proposals.
135. No specific sustainability measures have been proposed. However, because the application is for a change of use only, it secures the retention and reuse of an existing building, which is an inherently sustainable measure. Although the lack of further targeted measures weighs against the scheme, this factor alone does not constitute a reason for refusal.

Human Rights Act

136. The development has been assessed against the provisions of the Human Rights Act 1998, and in particular Article 8 (right to respect for private and family life) and Article 1 of the First Protocol (protection of property). Under the Act, it is unlawful for a public authority, such as East Cambridgeshire District Council, to act in a manner that is incompatible with the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance. The Council is also permitted to control the use of property in accordance with the general interest and the recommendation set out below is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

Equalities and Diversities

137. In considering this planning application due regard has been had to the public sector equality duty (PSED) under Section 149 of the Equality Act 2010, which means that the Council must have due regard to the need (in discharging its functions) to put an end to unlawful behaviour that is banned by the Equality Act,

including discrimination, harassment and victimisation and to advance equality of opportunity and foster good relations between people who have a protected characteristic and those who do not. Account has been taken of the PSED, and it is considered that the recommendation set out below would not undermine the objectives of the duty.

Other Matters

Existing Approvals

138. Units 2–5 are occupied by an existing veterinary practice, which is a Class E(e) use, that has already received formal planning permission.

Other uses/activities

139. While the Local Planning Authority (LPA) is aware of other active uses and business activities across the wider site, these elements do not form part of this specific planning application. The purpose of this application is to establish a comprehensive Class E site-wide consent rather than to grant prescriptive permissions for each unit or tenant. Consequently, this application is evaluated based on regularising the overarching retrospective change of use to Class E, ensuring that current and future business tenants, or any institutions that fall under Class E, can continue to operate lawfully and transition seamlessly.
140. Site-wide consent establishes a definitive, enforceable planning baseline for the entire site. This comprehensive approach allows the Local Planning Authority to re-establish planning control over the site. By tying this overarching baseline use to a unified set of site-wide planning conditions, the council secures long-term regulatory oversight to protect local amenity and effectively manage future operations.

Incomplete/Inaccurate Submission

141. While the retrospective nature of this application meant certain baseline details were unavailable at the validation stage, the Local Planning Authority has proactively worked with the applicant to address these deficiencies. These supplemental details were provided after the initial filing and provided sufficient clarity for technical consultees to evaluate the scheme's impacts fully.
142. For the avoidance of doubt, the existing takeaway food business does not form part of this application. While robust evidence has been received demonstrating that the storage containers are actively advertised in the local village magazine for independent hire, the applicant has not requested an update to the application to reflect private commercial lettings. Consequently, the Local Planning Authority must determine the application as it stands on the submitted information—which details the storage containers as ancillary storage for the businesses on site—whilst remaining cognisant of this conflicting evidence.
143. Furthermore, the granting of this permission does not confer, imply, or grant any planning approval for the takeaway food business or the self-storage units as private commercial lettings, neither of which the Local Planning Authority deems to fall within Class E use. If this application is approved, the takeaway food business—if it remains in operation—will be dealt with entirely separately under a separate planning or enforcement workflow, alongside any continuation of the storage

containers as private commercial lettings or, in fact, any deviation of the intended use of the storage containers as ancillary storage for the onsite businesses.

144. It is therefore considered that the information now held is sufficient and robust to enable a definitive determination of the application, with any residual operational ambiguities securely managed through enforceable planning conditions or enforcement measures.

Retrospective Nature

145. Under Section 73A of the Town and Country Planning Act 1990, applicants are legally entitled to apply for retrospective planning permission to regularise development or changes of use that have already taken place. A retrospective application must be assessed entirely on its own planning merits, without prejudice or punitive bias. The primary focus of the assessment remains whether the development complies with national and local planning policies and whether its ongoing impacts can be acceptably managed.

Blanket Class E vs Case by Case

146. Regarding representations requesting a site-specific, case-by-case restriction rather than a broader Class E permission, the concerns raised by third parties concerning localised amenity impacts are recognised. However, the statutory framework governing Class E includes inherent limitations designed to maintain compatibility with residential areas. When balanced against these statutory definitions, the introduction of targeted planning conditions is considered a proportionate mechanism to manage potential amenity impacts without the need for exceptional restrictions on the use class itself.
147. Under the Town and Country Planning (Use Classes) Order, Class E consolidates a wide range of commercial, business, and service uses. The legislation explicitly designs Class E uses to be broadly compatible with residential areas. Strict internal restrictions are already built into the definition to secure this compatibility:
148. **Class E(d) (Indoor Sport/Recreation):** Explicitly excludes noisy activities such as motorised sport, firearms, swimming pools, and skating rinks.
149. **Class E(g) (Uses can be carried out in a residential area):** Mechanically restricted to operations that cause no detriment to local amenity by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust, or grit.
150. Because the law permits flexible movement within Class E to support commercial vitality, a change from the currently assessed use to another use within the same class does not constitute 'development'. It cannot legally require a fresh planning application.
151. To address potential concerns regarding future changes of use within Class E, it is proposed to apply two specific planning conditions as a safeguarding measure:
152. **Restriction of Permitted Development (PD) Rights for Operational Development:** A specific condition will be attached to remove PD rights for external alterations. Any future occupier wishing to install external plant or machinery—such as extractor fans, flues, or air-conditioning units—will require express planning

permission. This ensures the LPA retains full control over, and can demand rigorous technical assessments for, any physical additions that might cause noise or odour issues.

153. **Class E Confinement:** Mirroring the robust approach taken on the veterinary practice, a restrictive condition will explicitly state that the premises can only be used for purposes falling strictly within Class E. Any future proposal to shift to a use outside of this class will strictly require a new, full planning application subject to public consultation.
154. The combination of statutory Class E safeguards and the recommended restrictive planning conditions provides a robust mechanism to protect neighbouring residential amenity, making a restrictive, site-specific sub-classification unnecessary.

Cumulative Impact

155. While individual units may have a minor impact, their cumulative effect will be strictly managed through a comprehensive suite of site-wide planning conditions. These include coordinated restrictions on opening hours, synchronised delivery schedules, formal parking arrangements, and noise restrictions. It is considered that these integrated management measures will effectively mitigate the combined operational impacts, preventing any detrimental cumulative harm to the wider area.

Future Intensification

156. Regarding third-party representations concerning the potential future intensification of activities on the site, it is acknowledged that a flexible Class E use can lead to varying operational patterns depending on the occupier. However, concerns regarding intensification remain speculative at this stage. Intensification, in planning terms, is a matter of fact and degree; any future escalation of use that fundamentally alters the character of the site or creates a material change of use would fall outside the scope of this permission and require a separate planning assessment. Furthermore, potential amenity impacts associated with increased site activity remain manageable through the recommended restrictive conditions and the overarching limitations set out in the Use Classes Order. Consequently, speculative concerns about intensified use are not a sustainable basis for withholding permission, as adequate regulatory frameworks exist to manage and control the site's operations.

Land contamination from previous use

157. Regarding potential ground contamination, given the site's historical commercial use, the legacy of past usage is a material consideration, and the responsibility for securing a safe development rests firmly with the developer. Given that the current proposal focuses primarily on a change of use to Class E with limited ground disturbance, the localised risks to human health and the wider environment are considered manageable. To ensure full regulatory compliance and to safeguard the site's future occupiers, a standard unexpected contamination condition is recommended. This mechanism mandates that, if any previously unidentified contamination is encountered during any associated works, operations must cease immediately until a rigorous risk assessment and remediation strategy are approved by the Local Planning Authority. Consequently, while the site's historical context is

acknowledged, land contamination does not constitute a sustainable barrier to the granting of planning permission.

Perceived inadequacies in initial neighbour consultations

158. In response to these procedural concerns, it is confirmed that the Local Planning Authority has undertaken notification in strict accordance with the statutory requirements set out in the Town and Country Planning (Development Management Procedure) (England) Order 2015. Notification letters were dispatched to all immediately adjoining occupiers, and site notices were displayed in a prominent public location. Following the receipt of subsequent third-party comments and amendments, the consultation window was extended where necessary to ensure all interested parties had a fair and transparent opportunity to review the submissions. Given that a large number of public representations have been received and fully considered in this report, the consultation process is deemed to have met the necessary legislative and local standards, ensuring that no party has been materially disadvantaged.

Planning Balance

159. Under Section 38(6) of the Planning and Compulsory Purchase Act 2004, applications must be determined in accordance with the development plan unless material considerations indicate otherwise.
160. The application site is located wholly inside the defined development envelope for Bottisham. The principle of development is fundamentally acceptable under Policy GROWTH 2 as it represents the sustainable and efficient reuse of an existing brownfield commercial site. The scheme strictly aligns with the district's sustainable locational strategy, which carries substantial weight in the planning balance.
161. In addition, the development successfully meets the local-scale exception criteria set out within Policy COM1. The policy explicitly supports small-scale commercial or service proposals designed specifically to meet the day-to-day needs of rural village communities. Furthermore, the scheme demonstrates clear compliance with Policy COM4. Situated within the development envelope, the site is highly integrated and easily accessible to the local catchment population by walking, cycling, and public transport, thereby reducing reliance on private cars. Crucially, the transition away from a historically intensive, industrial garage to a less intensive Class E commercial use represents a significant planning benefit. This accrues substantial weight in the planning balance.
162. While a technical departure from Policy EMP1 occurs due to the loss of B2 floor space, this conflict results in no material harm because an active commercial, job-generating footprint is retained. Given that the scheme secures significant environmental benefits by removing an incompatible industrial use from a residential setting—and re-establishes strict planning control through enforceable site-wide conditions—this policy departure is afforded only limited to moderate weight.
163. In reaching a balanced recommendation, full and careful consideration has been given to the third-party representations and the prevailing theme of neighbour concern. This includes objections raised regarding the visual and residential amenity impacts of the retained storage containers, potential noise and disturbance

arising from the operational use of the new businesses, and localised parking issues.

164. Regarding the storage containers, while they are visible, visibility from private viewpoints does not provide a defensible basis for refusal. Due to their low-profile height, uniform colouring, and positioning toward the rear of the site, the containers do not form an overly prominent or discordant feature in the street scene, avoiding significant adverse harm under Policy ENV1. Consequently, their physical visibility carries neutral weight in the overall planning balance, as it represents a change in the site's appearance rather than a source of demonstrable visual or character harm. Furthermore, the separation distances and existing boundary screening ensure no unacceptable loss of daylight or privacy occurs.
165. Furthermore, following detailed discussions and the provision of clear wording for the planning conditions, the ECDC Environmental Health Officer is satisfied that any potential cumulative impact can be managed without a formal objection. The EHO is satisfied that the implementation of robust, site-wide conditions—specifically, controlling operational noise and business parameters—will effectively mitigate the impact of collective commercial activity, ensuring the ongoing protection of local residential amenity.
166. Regarding the parameters of policies ENV2 and ENV9, potential operational impacts specifically relating to nuisance and amenity protection have been carefully assessed. Rather than presenting a conflict with these policies, it is considered that these standard localised amenity and environmental matters can be satisfactorily managed, secured, and mitigated through the imposition of robust planning conditions. Consequently, because these operational factors can be successfully controlled through post-decision mechanisms to achieve compatibility with the surrounding residential context, this complies with the relevant policy criteria and carries neutral weight in the final planning balance.
167. When all material considerations are taken into account, the development delivers clear economic, social, and environmental benefits that align with the presumption in favour of sustainable development. Although the proposal introduces a technical conflict with the strict parameters of Policy EMP1 due to the loss of B2 floor space, and potential baseline conflicts with Policy ENV2 and Policy ENV9 regarding residential amenity and noise, these matters can be managed entirely and satisfactorily through robust planning conditions. The proposal demonstrates compliance with the core spatial, commercial, environmental, and community protection objectives of Policy GROWTH 2, Policy COM1, Policy COM4, Policy COM7, Policy COM8, Policy ENV1, Policy ENV2 and Policy ENV9, the East Cambridgeshire Local Plan 2015 (as amended in 2023), as well as the National Planning Policy Framework.
168. Consequently, the identified policy conflicts result in no material harm, carry limited weight that is clearly outweighed by the identified planning benefits, and the application is recommended for approval, subject to appropriate conditions.

Appendices

Appendix 1 – Recommended Conditions

- 1 Development shall be carried out in accordance with the drawings and documents listed below.

S3717/012A Proposed Site Layout
S3717/SLP Location Plan

Rev A

22 April 2026
08 January 2026

Reason: To define the scope and extent of this permission.

- 2 Construction times and deliveries, with the exception of fit-out, shall be limited to the following hours: 0830 to 1800 each day Monday - Friday, 0830 to 1300 Saturdays and none on Sundays, Bank Holidays and Public Holidays.

Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).

- 3 All general commercial deliveries to and collections from the site (including retail stock, trade deliveries, commercial servicing) shall be limited to the following hours: 0830 to 1800 each day Monday - Friday, 0830 to 1300 Saturdays and none on Sundays, Bank Holidays and Public Holidays.

Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).

- 4 The hours of opening shall be limited to the following hours: 0830 to 1800 each day Monday - Friday, 0830 to 1800 Saturdays and 0900 to 1600 on Sundays, Bank Holidays and Public Holidays.

Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).

- 5 Prior to the installation of any external lighting, an external lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

A layout plan showing the exact position, height, type, and power of all proposed external luminaires.

Iso-lux contour maps illustrating predicted horizontal and vertical light spill.

Measures to prevent light pollution, glare, and upward light spill.

Details of operational hours and automated curfew time controls.

The external lighting shall thereafter be installed, maintained, and operated strictly in accordance with the approved details, and no other external lighting shall be installed within the site.

Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).

- 6 There shall be no playback or performance of amplified music, and no use of loudspeakers, public address systems, or other sound amplification equipment at any time within any external areas located within the application boundary.

Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).

- 7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any Order revoking and re-enacting that Order with or without modification,

No development otherwise permitted by the aforementioned Order, consisting of:

1. Any physical extension, structural alteration, roof modification, or external architectural change (including under Schedule 2, Part 7, Class A);
2. The installation of external click-and-collect or parcel storage facilities (including under Schedule 2, Part 7, Class C); or
3. The laying down of tarmac, concrete, or alternative hard surfaces (including under Schedule 2, Part 7, Class E),

shall be carried out anywhere within the curtilage of the application site without the prior express grant of a formal planning permission from the Local Planning Authority.

Reason: To ensure the Local Planning Authority retains total oversight regarding the intensity of use and physical form of the site and to safeguard the residential amenity of neighbouring occupiers, in accordance with policies ENV1, ENV2 and ENV9 of the East Cambridgeshire Local Plan 2015 (as amended 2023).

- 7 The change of use of the building, hereby approved, shall be used solely for services within Use Class E (Commercial, Business and Service). The building shall not be used for any other use, outside of Use Class E, of the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification), without written approval from the Local Planning Authority being first obtained.

Reason: To safeguard the character and appearance of the area, in accordance with Policy ENV2 of the East Cambridgeshire Local Plan 2015.

- 9 The parking, turning, and loading areas shown on the approved plan 'S3717/012A Proposed Site Layout Rev A received 22 April 2026' shall be retained in perpetuity solely for the parking, turning, and loading of vehicles by visitors, customers, and staff associated with the development hereby permitted, and shall not be used for any other purpose.

Reason: To ensure that adequate on-site parking and turning provision is maintained in the interests of highway safety and to safeguard the residential amenity of neighbouring occupiers, in accordance with policies COM7 and ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).

- 10 The parking and turning areas located to the front of the commercial units shall be kept clear of obstructions and shall at no time be used for external customer seating, tables, outdoor displays, sales, or any other commercial or business activities.

Reason: To ensure that the designated parking spaces remain available for vehicles in the interest of highway safety, and to safeguard the visual and residential amenity of neighbouring occupiers, in accordance with policies COM7 and ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).

- 11 The storage containers shown on the approved plan 'S3717/012A Proposed Site Layout Rev A received 22 April 2026' shall be limited to a maximum number of 10 containers on the site at any one time, and no container shall exceed a single-storey height. They shall not be stacked one on top of another. The containers shall be sited strictly in accordance with the locations shown on the approved plan and shall not be moved or relocated within the site without the prior written approval of the Local Planning Authority.

Reason: To control the scale and visual impact of the development, prevent an over-intensive use of the site, and safeguard the visual and residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).

- 12 The storage containers shall be used solely for ancillary storage purposes associated with the primary business operations hereby permitted. At no time shall the containers be used for independent commercial or industrial purposes, sublet to third parties, or modified to accommodate any commercial processing, open-counter sales, or manufacturing activities.

Reason: To control the scale and visual impact of the development, prevent an over-intensive use of the site, and safeguard the visual and residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).

- 13 Within 2 months of the date of this decision notice, full details of the secure arrangements for the storage and collection of commercial refuse and recycling shall be submitted to and approved in writing by the Local Planning Authority. The details shall specify the designated on-site storage area and measures to screen the bins from public view. The approved facilities shall be provided on-site within 1 month of their approval and retained thereafter. No commercial waste bins shall be stored outside of the approved designated area, and all commercial waste collections shall only take place between the hours of 06:30 and 18:00 Monday to Friday, and at no time on Saturdays, Sundays, Bank Holidays, or Public Holidays.

Reason: To ensure a satisfactory form of development, to protect the environment and visual amenity of the locality, and to safeguard the residential amenity of neighbouring

occupiers from noise and odour disturbance, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).

- 14 In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it must be reported immediately in writing to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of the Environment Agency's Land Contamination Risk Management (LCRM) guidelines, and where remediation is necessary, a remediation scheme must be submitted to and approved in writing by the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme, a verification report must be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the use hereby permitted.

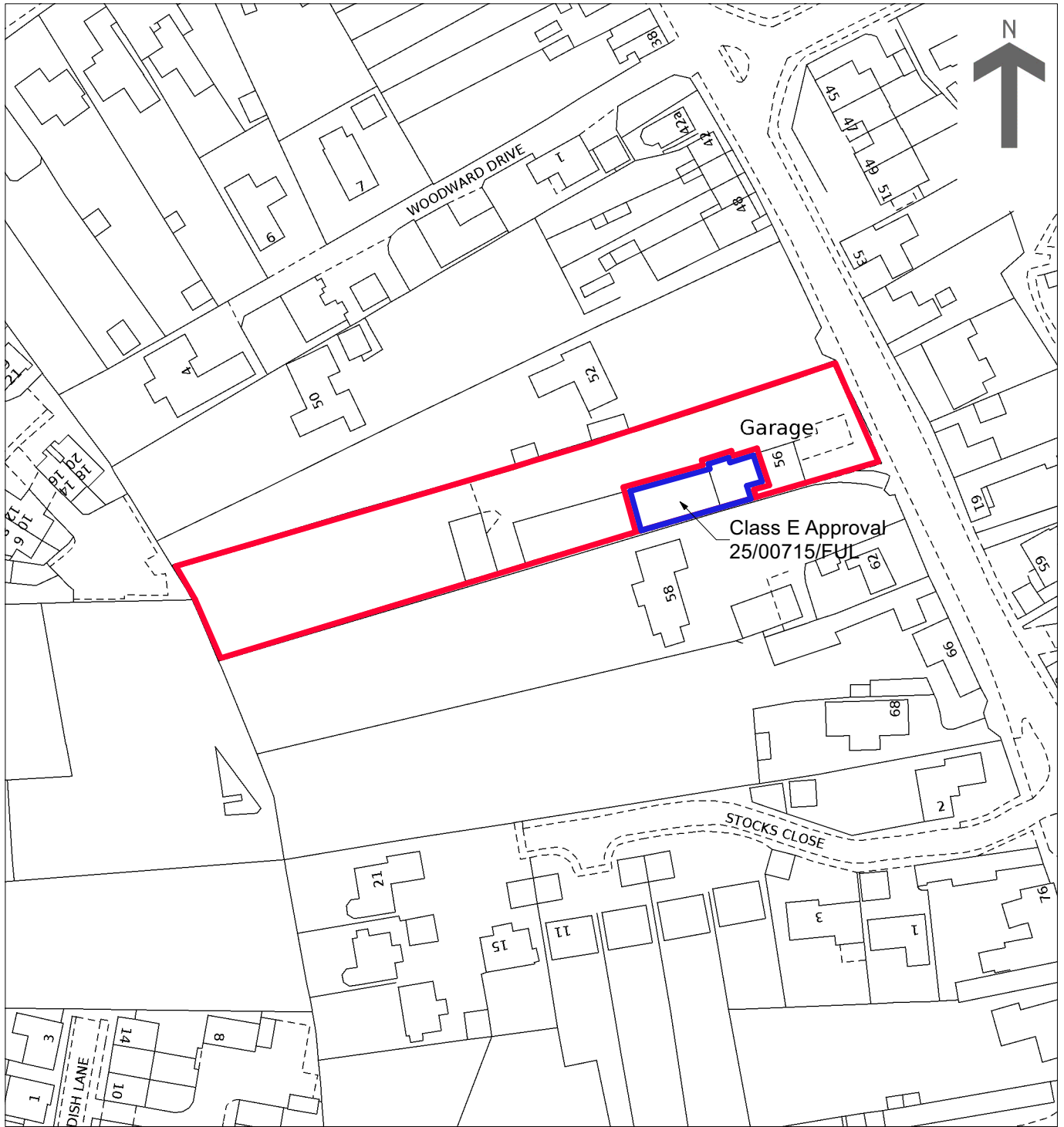
Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with Policy ENV9 (Pollution) of the East Cambridgeshire Local Plan (2015) and national planning guidance.

- 15 No primary cooking, frying, or preparation of hot food requiring mechanical extraction or ventilation equipment shall take place on the premises unless a comprehensive scheme for the installation of odour control, filtration, and mechanical ventilation equipment has first been submitted to and approved in writing by the Local Planning Authority.

The submitted scheme shall include full technical specifications of the equipment, noise output levels (including acoustic mitigation), and the precise location and height of any external discharge flues or extraction vents. The approved equipment shall be fully installed and operational prior to the commencement of any hot food preparation, and thereafter shall be operated, serviced, and maintained in perpetuity in strict accordance with the manufacturer's instructions.

Reason: To enable the Local Planning Authority to retain control over the installation of external plant machinery, and to safeguard the residential and visual amenity of neighbouring occupiers from adverse odour, grease, and noise pollution, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).

Appendix 2 – Plans

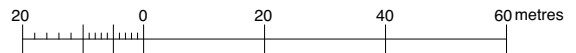


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 56 High Street
 Bottisham
 Cambridgeshire CB25 9DA

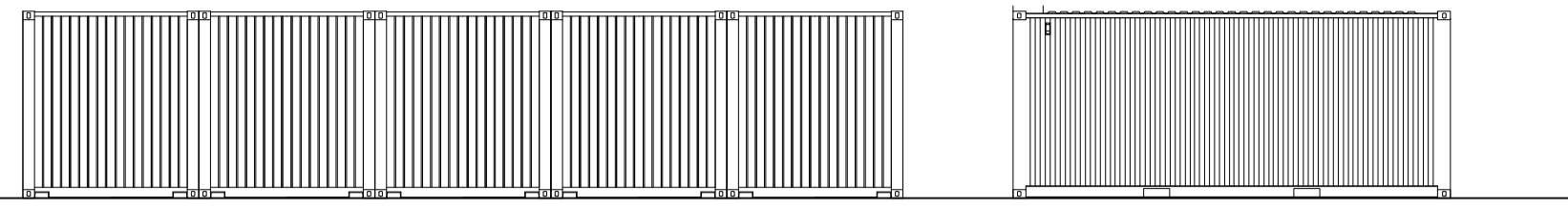
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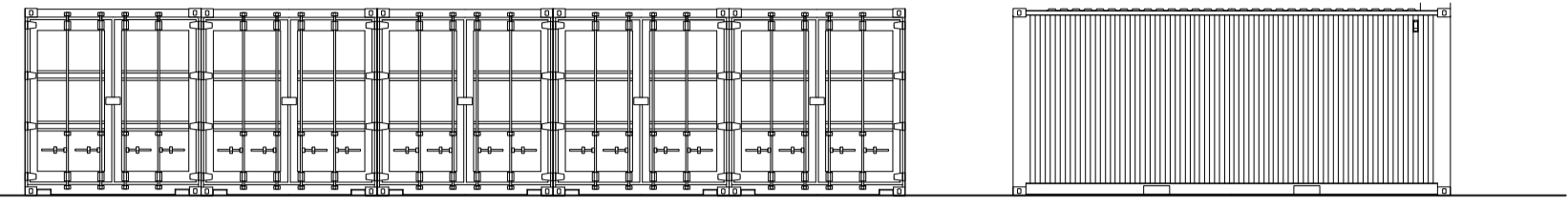
Title
 Location Plan

Date
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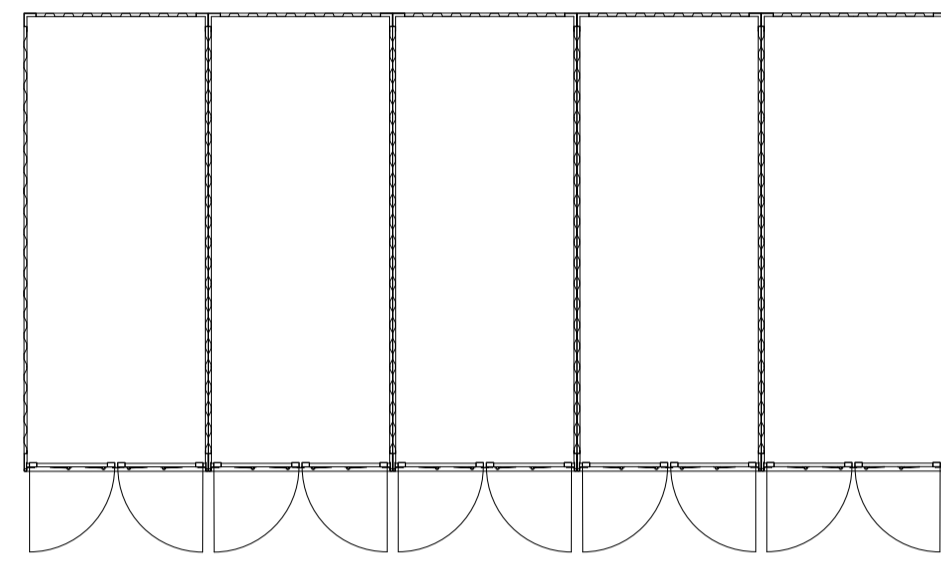
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	Client Billingsford Holdings Ltd	Title Proposed Site Layout		Date July 24
Revision notes e#i #e EA-OS#C#i #OH e#-IEC#eU#i #eA#e#e- e-#e#O>a#e#e#e-CE			Checked	