

TITLE: 26/00636/FUL

Committee: Planning Committee

Date: 5 August 2026

Author: Planning Officer

Report No: AB53

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Site Address: One Stop Shop 1 - 3 Wisbech Road Littleport Ely Cambridgeshire CB6 1PR

Proposal: Retrospective application for siting an InPost parcel locker

Applicant: InPost UK

Parish: Littleport

Ward: Littleport

Ward Councillor/s: Christine Ambrose-Smith
Martin Goodearl
David Miller

Date Received: 10 June 2026

Expiry Date: 5 August 2026

RECOMMENDATION

1. Members are recommended to APPROVE the application subject to the conditions set out in Appendix 2.
2. The application is being heard by committee because it was called in by Councillor Martin Goodearl for the following reasons:
 1. The visual impact of the development on the character and appearance of the street scene due to its siting; and
 2. The impact of the development on community safety due to its concealment of the disabled access ramp behind.

SUMMARY OF APPLICATION

3. The application seeks retrospective planning permission for an InPost parcel locker installed on the forecourt of the shop. InPost is a provider of automated parcel delivery locker machines, with a large and growing network across the UK. The secure, self-service, automated locker enables residents to send, collect and return parcels 24/7, eliminating the need to wait at home for deliveries or queue at post offices. InPost partners with public and private landowners to host InPost lockers in convenient and visible local spots providing good accessibility.
4. The parcel locker measures just over 2.4m (just under 8ft) in overall height including its support stands and canopy by 4m (just over 13ft) in length by just under 1m (just over 3ft) in overall depth including the canopy. It is stated in the application that it has a black polymer concrete base; black vertical touch screen; white metal canopy with integrated security camera; metal cladding vinyl wrapped with grey ORAGUARD 215 Polymeric PVC film; metal drawers vinyl wrapped with grey ORAGUARD 215 Polymeric PVC film; dark grey metal clad strip of integrated LED downlights, recorded at 400 x 450 lux per metre; and two silver metal rear vents.
5. The parcel locker requires retrospective planning permission due to its siting which does not comply with the criteria of Class C (click and collect facilities), Part 7 (Non-domestic extensions, alterations etc), Schedule 2 (Permitted development rights) of the Town and Country (General Permitted Development) Order 2015 (as amended). The parcel locker does not comply because it is within 2m (almost 7ft) of the front boundary of the curtilage; and it is between the shop front and the highway and the distance between the shop front and the boundary of the curtilage of the premises is less than 5m (just over 16ft).
6. The full planning application, plans and documents submitted by the Applicant can be viewed online via East Cambridgeshire District Council's Public Access online service, via the following link [Simple Search](#).

PLANNING HISTORY

7. 20/00888/ADN – New signage. **Approved 14th September 2020**
8. 20/00319/ADI – New sign to replace existing as per the documents. **Approved 27th April 2020**
9. 08/00547/ADI - 2no. internally illuminated wall mounted display units. **Approved 14th July 2008**
10. 95/00140/FUL - Erection of a 1.2 metre diameter satellite dish. **Refused 17th May 1995**
11. 94/00280/FUL - Single-storey store (retrospective). **Approved 2nd June 1994**
12. 92/00462/ADI - 1 Illuminated Glass Advert Display Cabinet for Community use 2 Projecting Illuminated Box Sign. **Approved 5th August 1992**
13. 91/00132/FUL – Erection of first floor stock room, change of use from lounge to part of shop (retail) (72m2)

14.81/00027/FUL – Erection of new storeroom. **Approved 26th February 1981**

15.75/00414/FUL – Extension and alterations. **Approved 18th September 1975**

THE SITE AND ITS ENVIRONMENT

16. The application site is an existing shop including its forecourt within the development envelope. It is outside the town centre, to its north-west, within a residential area. It is also outside but adjacent the Littleport Conservation Area.
17. The shop is partly converted from a pre-existing bungalow and partly an extension of it. The bungalow is a modern detached side gabled bungalow with projecting flat roof integral garage over to the north-west side of its front elevation. The extension is a single-storey flat roof front, south-east side and rear extension which links to a front/rear gabled building behind.
18. The internal floor level of the shop is higher than the concrete forecourt outside which necessitates steps and a disabled access ramp outside the entrance. The disabled access ramp runs alongside the shopfront on the north-west side of the steps. On the south-east side of the platform outside the entrance is a steeper quadrant shaped ramp behind two bollards. On the south-east side of the steps is a parallel black metal Sheffield-style bike stand. On their north-west side is a parallel black metal railing connected to a perpendicular black metal railing alongside the disabled access ramp.
19. The shop forecourt is also host to an assortment of shop related paraphernalia. A newspaper A-board is displayed in front of the two bollards. On the south-east side of the quadrant shaped ramp, a raised concrete area alongside the shopfront and projecting forward of it hosts a metal roll cage trolley stacked with bags of barbecue fuel on sale followed by a metal storage cabinet and, perpendicular to this, a commercial dumpster with cylindrical bin in front. Next to the commercial dumpster is a second cylindrical bin followed by a clothing bank and third cylindrical bin.
20. Customer parking and deliveries are only available on road. Such is available along the north-westbound side of Wisbech Road, outside the shop and churchyard, and partly along both sides of Church Lane.
21. The north-eastern front boundary adjoins Wisbech Road opposite several residential properties. The south-eastern side boundary adjoins the churchyard of Grade II* Listed Church of St George. The south-west rear boundary adjoins the rear boundary of a residential property on Church Lane. The north-west side boundary adjoins

RESPONSES FROM CONSULTEES

22. Responses were received from the following consultees, and these are summarised below. The full responses are available on the Council's web site.

Enforcement Section

No response.

Conservation Officer – 12 June 2026

Responded advising no conservation implications.

Parish – 24 June 2026

Responded in objection on the grounds that, due to the siting of the parcel locker, it has an adverse visual impact and will have a detrimental impact on community safety.

Ward Councillors – 12 June 2026

Cllr Ambrose Smith - Responded in support on the grounds that the benefits of the service provided by the parcel locker to the local community outweigh its visual impact.

Cllr Martin Goodearl – Responded by formally requesting the application be called in to planning committee on the grounds that, due to the siting of the parcel locker, it has an adverse visual impact and will have a detrimental impact on community safety.

23. A site notice was displayed near the site on 17 June 2026.

24. Neighbours – 10 neighbouring properties were notified and the responses received are summarised below. A full copy of the responses are available on the Council's website.

5a Wisbech Road – 23 June 2026

Responded in support on the grounds that the benefits of the service provided by the parcel locker to the local community, including reduced collection wait times resulting in reduced demand for on-road parking at any one time, outweigh its visual impact.

14 Wisbech Road – 7 July 2026

Responded in objection on the grounds that the parcel locker has an adverse visual impact; increases on-road parking to the detriment of pedestrian safety due to obstructing highway visibility when crossing the road; leads to customers obstructing the pathway; and prevents bicycles being stood and locked against the railings behind.

THE PLANNING POLICY CONTEXT

25. East Cambridgeshire Local Plan 2015 (as amended 2023)

Policy GROWTH 2: Locational strategy

Policy GROWTH 5: Presumption in favour of sustainable development

Policy ENV 2: Design

Policy ENV 4: Energy and water efficiency and renewable energy in construction

Policy ENV 7: Biodiversity and geology

Policy ENV 9: Pollution

Policy ENV 12: Listed buildings

Policy COM 1: Location of retail and town centre uses

Policy COM 7: Transport impact

Policy COM 8: Parking provision

26. Supplementary Planning Documents

Climate Change SPD

Littleport Conservation Area Appraisal SPD

27. National Planning Policy Framework (December 2024)

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 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

28. Planning Practice Guidance

29. Local Nature Recovery Strategy December 2025 (LNRS)

PLANNING MATERIAL CONSIDERATIONS AND COMMENTS

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

- The principle of the development;
- Its impact on the residential amenity of neighbouring properties;
- Its impact on the visual amenity of the area;
- Its impact on the significance of heritage assets;
- Its impact on highway function and safety;
- Its impact on biodiversity and environmental features;
- Access for people with disabilities;
- Its impact on community safety; and
- Energy efficiency

31. Principle of Development

Policy GROWTH 2 (Locational strategy) of the East Cambridgeshire Local Plan 2015 (as amended 2023) requires a sequential approach to the siting of retail development otherwise supports other development within the defined development envelopes that meet local need provided no significant adverse effect on the character and appearance of the area and all other material planning considerations are satisfied.

Policy GROWTH 5 (Presumption in favour of sustainable development) of the East Cambridgeshire Local Plan 2015 (as amended 2023) seeks to secure development that improves the economic, social and environmental conditions in the area.

Parcel lockers provide economic benefits by cutting last-mile delivery costs for logistics companies and merchants. For host businesses, they drive guaranteed rental income, require zero staff management (given the lockers are self-service) and boost in-store sales because of increased footfall and impulse spending. Furthermore, consumers benefit from cheaper shipping and time-saving convenience.

Parcel lockers provide social benefits by consolidating deliveries, which drastically cuts van traffic, local congestion, and carbon emissions. Furthermore, by their placement in accessible public hubs, they boost community footfall, support local businesses, and operate flexibly 24/7.

Parcel lockers deliver environmental benefits by significantly cutting last-mile carbon emissions compared to traditional door-to-door delivery. By consolidating multiple parcels into a single drop-off, parcel lockers reduce courier van mileage, eliminate failed delivery attempts, and encourage sustainable "trip-chaining" during daily errands.

It is considered that the development complies with Policy GROWTH 2 (Locational strategy) given the shop is within the development envelope and the development is ancillary to the shop. Furthermore, it is considered that the development complies with Policy GROWTH 5 (Presumption in favour of sustainable development) of the East Cambridgeshire Local Plan 2015 (as amended 2023) insofar as its impact on the economic, social and environmental conditions in the area.

Policy GROWTH 5 (Presumption in favour of sustainable development) of the East Cambridgeshire Local Plan 2015 (as amended 2023) supports the approval of planning applications that accord with the policies in the Local Plan wherever possible without delay, unless material considerations indicate otherwise. The other material considerations relevant to the determination of this application are given below.

32. Residential Amenity

Policy ENV 2 (Design) of the East Cambridgeshire Local Plan 2015 (as amended 2023) expects no significantly detrimental effect on the residential amenity of nearby occupiers.

Policy ENV 9 (Pollution) of the East Cambridgeshire Local Plan 2015 (as amended 2023) seeks the minimisation and, where possible, reduction of all forms of pollution, including light pollution. It states that proposals will be refused where, individually or cumulatively, there are unacceptable impacts on the general amenity of the area, including through light pollution. It also states that conditions may be necessary to ensure adequate reduction and management of any impacts.

It is considered that the structure would have no significant detrimental impact on sunlight, daylight, privacy or outlook enjoyed by the occupants of neighbouring residential properties by virtue of its scale, massing, height and the degree of separation from the neighbouring residential properties. Furthermore, it is considered that the integrated energy-efficient LED downlights do not lead to significant levels of light pollution given they minimise light pollution to align with environmental best practices; do not exceed the baseline of street lighting columns; and are directed downwards. To avoid doubt and safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023), it is recommended that it be conditioned that no external lights shall be erected within the site (either freestanding or building-mounted) other than those expressly authorised within this application.

Policy COM 7 (Transport impact) of the East Cambridgeshire Local Plan 2015 (as amended 2023) seeks to accommodate the level/type of traffic generated without detriment to the amenity of the locality. It is considered that the development would not significantly increase the level or significantly change the type of traffic generated given ancillary to the shop

therefore it would be unlikely to have any significant detrimental impact on the amenity of the locality.

Policy ENV 2 (Design) of the East Cambridgeshire Local Plan 2015 (as amended 2023) expects high standards of amenity for users. It is considered that the parcel lockers represent a high standard of amenity for users by their very nature, with sufficient space on the forecourt for access.

Given the above considerations, it is considered the development complies with Policies ENV 2 (Design), ENV 9 (Pollution) and COM 7 (Transport impact) of the East Cambridgeshire Local Plan 2015 (as amended 2023) insofar as its impact on residential amenity.

33. Visual Amenity

Policy ENV 2 (Design) of the East Cambridgeshire Local Plan 2015 (as amended 2023) expects development to make efficient use of land while respecting the character of the surrounding area. It also expects the location, layout, scale, form, massing, materials and colour of development to relate sympathetically to the surrounding area.

The site is constrained by the width of the bungalow and shop extension which leave no space either side. Furthermore, it is constrained by the site levels which necessitate the entrance steps and ramps, preventing the parcel locker from being positioned against the shopfront. It had been suggested positioning it perpendicular to the shopfront alongside the boundary with the churchyard, but it is unlikely that the site is sufficiently deep and, notwithstanding this, considered such would be more visually intrusive than in its current position, parallel to the shopfront but in front of the disabled access ramp.

Whilst it is acknowledged that the visual prominence of the parcel locker would be reduced if positioned against the shopfront, as in many other examples, it is accepted this is not possible due to the site constraints. Therefore, considering these constraints, the location of the parcel locker and its layout is considered appropriate for the site. It is considered that the scale, form and massing of the parcel locker is appropriate in relation to the scale, form and massing of the shopfront as a utilitarian ancillary structure. Furthermore, it is considered that the materials of the parcel locker can be accepted as utilitarian and its colours accepted as distinctive of the brand which are no longer unexpected or out of place within a shop forecourt. To avoid doubt and safeguard the character and appearance of the area, in accordance with Policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023), it is recommended that it be conditioned that the materials to be used in the construction of the external surfaces of the development shall be as detailed on Dwg No. L(02)101 P1 (Existing and Proposed Elevations).

Policy COM 7 (Transport impact) of the East Cambridgeshire Local Plan 2015 (as amended 2023) seeks to accommodate the level/type of traffic generated without detriment to the character and appearance of the locality. As aforementioned, it is considered that the development would not significantly increase the level or significantly change the type of traffic generated given ancillary to the shop therefore it would be unlikely to have any significant detrimental impact on the character and appearance of the locality.

Given the above considerations, it is considered the development complies with Policies ENV 2 (Design) and COM 7 (Transport impact) of the East Cambridgeshire Local Plan 2015 (as amended 2023) insofar as its visual impact.

34. Historic Environment

Policy ENV 11 (Conservation areas) of the East Cambridgeshire Local Plan 2015 (as amended 2023) is not triggered given the site is not within the Littleport Conservation Area; but it should be noted that the site does adjoin the Littleport Conservation Area which triggers Para. 208 of the NPPF 2024.

Policy ENV 12 (Listed buildings) of the East Cambridgeshire Local Plan 2015 (as amended 2023) is triggered given the shop adjoins the churchyard of Grade II* Listed Church of St George. It seeks to ensure development enhances or at least preserves those elements that make a positive contribution to the significance of the heritage asset and does not materially harm the immediate or wider setting of a Listed Building.

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 provides that in considering whether to grant planning permission for development which affects the setting of a listed building, the local planning authority, or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the setting of the building.

Para. 208 of the NPPF 2024 states that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

It is considered that those elements that make a positive contribution to the significance of the Grade II* Listed Church of St George are preserved and the development does not materially harm its immediate or wider setting given the intervening shopfront and degree of separation. Furthermore, taking account of the Littleport Conservation Area Appraisal, it is considered that the particular significance of the Littleport Conservation Area is unaffected by the development given its location within the forecourt of the shop, its layout parallel to the shopfront and its scale, form and massing in relation to the scale, form and massing of the shopfront.

Given the above considerations, it is considered the development complies with Policy ENV 12 (Listed buildings) of the East Cambridgeshire Local Plan 2015 (as amended 2023) insofar as its impact on the setting of the Grade II* Listed Church of St George. Furthermore, consideration has been given to the development in accordance with Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Para. 208 of the NPPF 2024.

35. Highways

Policy COM 7 (Transport impact) of the East Cambridgeshire Local Plan 2015 (as amended 2023) seeks to accommodate the level/type of traffic generated without detriment to the local highway network.

Policy COM 8 (Parking provision) of the East Cambridgeshire Local Plan 2015 (as amended 2023) seeks provision of adequate levels of car and cycle parking, broadly in accordance with the Council's parking standards. It provides that, car free development may be considered acceptable where there is clear justification having regard to the location and the current and proposed availability of alternative transport modes.

As aforementioned, it is considered that the development would not significantly increase the level or significantly change the type of traffic generated given ancillary to the shop. Therefore, it is considered unlikely that it has had any significant detrimental impact on the local highway network and likely that sufficient on road parking is available. Furthermore, parcel lockers can ease the impact on the road network by consolidating deliveries.

Given the above considerations, it is considered the development complies with Policies COM 7 (Transport impact) and COM 8 (Parking provision) of the East Cambridgeshire Local Plan 2015 (as amended 2023) insofar as its impact on highway function and safety.

36. Trees and Ecology

Policy ENV 2 (Design) of the East Cambridgeshire Local Plan 2015 (as amended 2023) expects development to make efficient use of land while respecting the landscape and biodiversity of the surrounding area. Policy ENV 7 (Biodiversity and geology) of the East Cambridgeshire Local Plan 2015 (as amended 2023) requires all development proposals to protect the biodiversity and geological value of land and buildings and minimise harm to or loss of environmental features. It is considered that Policies ENV 2 (Design) and ENV 7 (Biodiversity and geology) of the East Cambridgeshire Local Plan 2015 (as amended 2023) are not triggered insofar as the impact of the development on biodiversity and environmental features given the siting of the development on the concrete forecourt where there are no immediate environmental features.

37. Other Material Matters

Regarding Biodiversity Net Gain (BNG), the development has been declared exempt from BNG on the grounds that it is de-minimis.

The Cambridgeshire-Peterborough Local Nature Recovery Strategy (LNRS) was published on 23rd December 2025. The LNRS is a spatial strategy which plans, maps and creates priorities for nature in a given area. It is a statutory document produced under the Environment Act 2021. Local authorities must have regard to any relevant LNRS through the exercise of its functions, including as a local planning authority (see S40(2A) of the NERC Act 2006).

Amongst other matters, the LNRS identifies on a map (the 'habitat map') "areas that could become of particular importance for biodiversity" (ACB sites). Typically, such sites will be farmland with limited, if any, current significant interest for biodiversity, but it has been determined to offer the potential to become important if measures were taken to improve the habitats on that particular site.

For this particular 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.

Policy ENV 2 (Design) of the East Cambridgeshire Local Plan 2015 (as amended 2023) expects incorporation of the highway and access principles contained in Policy COM 7 into designs to ensure safe and convenient access is provided for people with disabilities. The application specifies that the parcel locker has multiple compartment sizes to suit different needs with 'easy access' compartments designed to provide a more accessible experience

for users, particularly those with mobility needs. It is stated that users can request an “easy access” compartment ahead of collecting or returning their parcel or simply click this option when using the parcel locker machine. Given this consideration, it is considered the development complies with Policy ENV 2 (Design) of the East Cambridgeshire Local Plan 2015 (as amended 2023) insofar as there is access for people with disabilities.

Policy ENV 2 (Design) of the East Cambridgeshire Local Plan 2015 (as amended 2023) expects a safe environment through design that addresses crime prevention and community safety. Concern has been raised that the development will facilitate crime and adversely impact community safety given it conceals some of the disability access ramp behind it. However, this area is covered by a surveillance camera mounted vertically towards the lefthand corner of the shopfront. Furthermore, the parcel locker is equipped with CCTV and motion sensors to capture and record locker interactions and features integrated LED lighting. Given these considerations, it is considered the development complies with Policy ENV 2 (Design) of the East Cambridgeshire Local Plan 2015 (as amended 2023) insofar as its impact on community safety.

Policy ENV 4 (Energy and water efficiency and renewable energy in construction) seeks 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. It is stated in the application that InPost parcel lockers use energy-efficient LED fixtures. It is also stated that, on average, an InPost parcel locker consumed 1.48kWh over 24 hours between May 2024 to April 2025 which powered the screen, as well as CCTV. Given these considerations, it is considered the development complies with Policy ENV 4 (Energy and water efficiency and renewable energy in construction) of the East Cambridgeshire Local Plan 2015 (as amended 2023).

38. Human Rights Act

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.

39. Equalities and Diversities

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.

40. Planning Balance

The development is utilitarian in appearance, and its location and layout are constrained by the site. However, such is not unexpected on the forecourt of a shop, and, in this instance, it is considered that the sustainability benefits of the development outweigh the visual impact. Furthermore, it is considered the development will not have any significant adverse impact on community safety. The proposal is therefore recommended for approval subject to the recommended conditions, as listed in Appendix 2 below.

APPENDICES

Appendix 1 – Plans

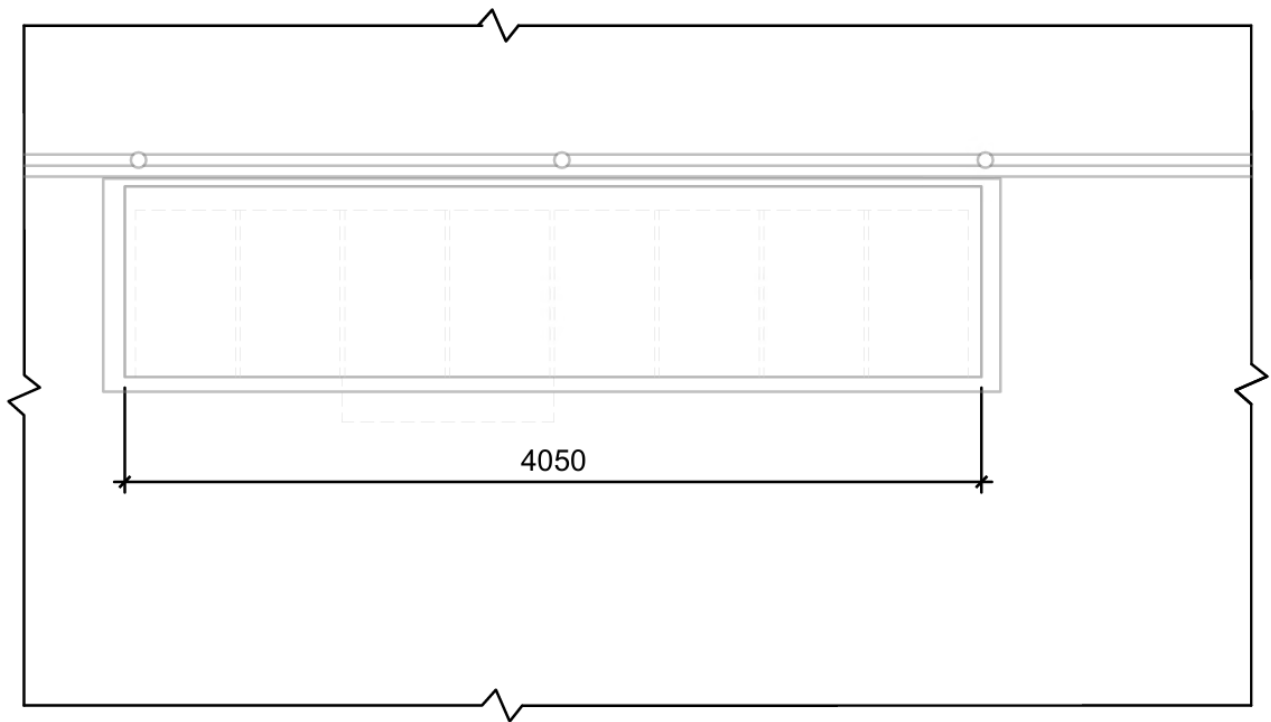
Appendix 2 – Recommended Conditions

APPENDIX 1 - PLANS

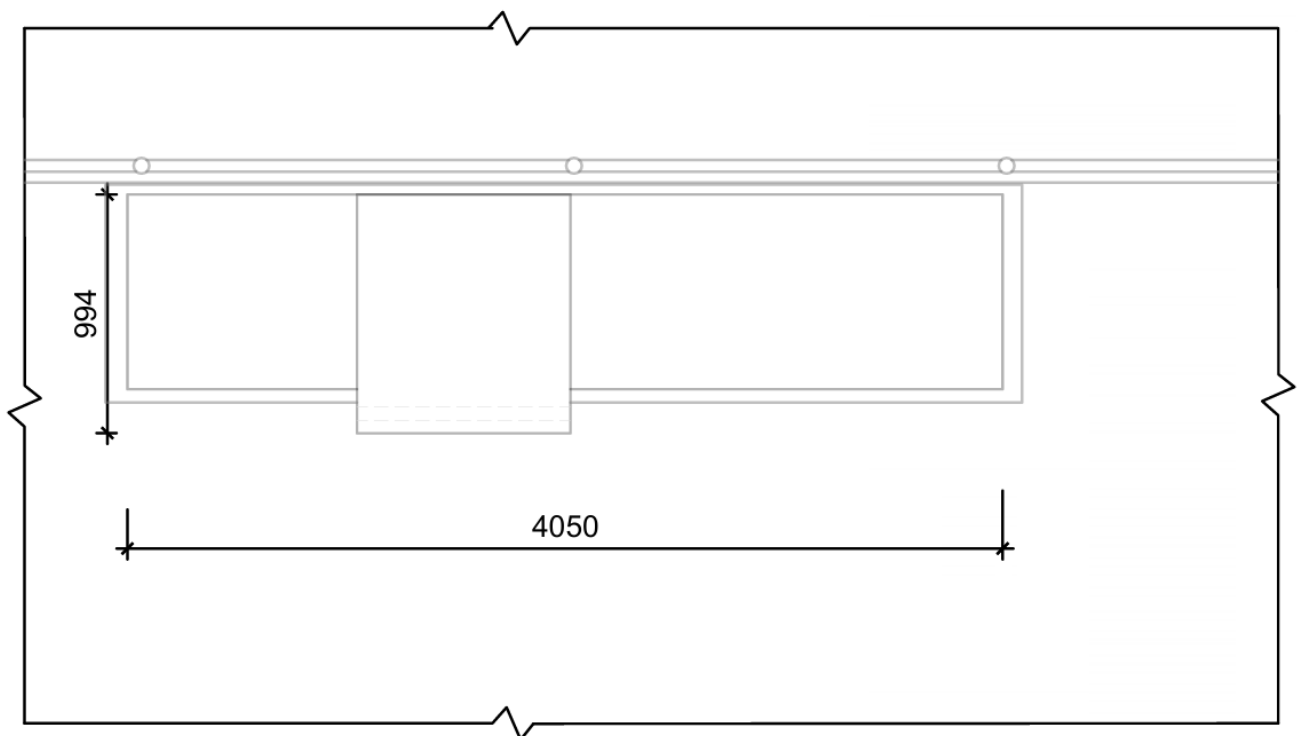
The following plans are a selection of those submitted as part of the application and are provided to illustrate the proposed development. They may not be to scale. The full suite of plans can be found on the Council's website.





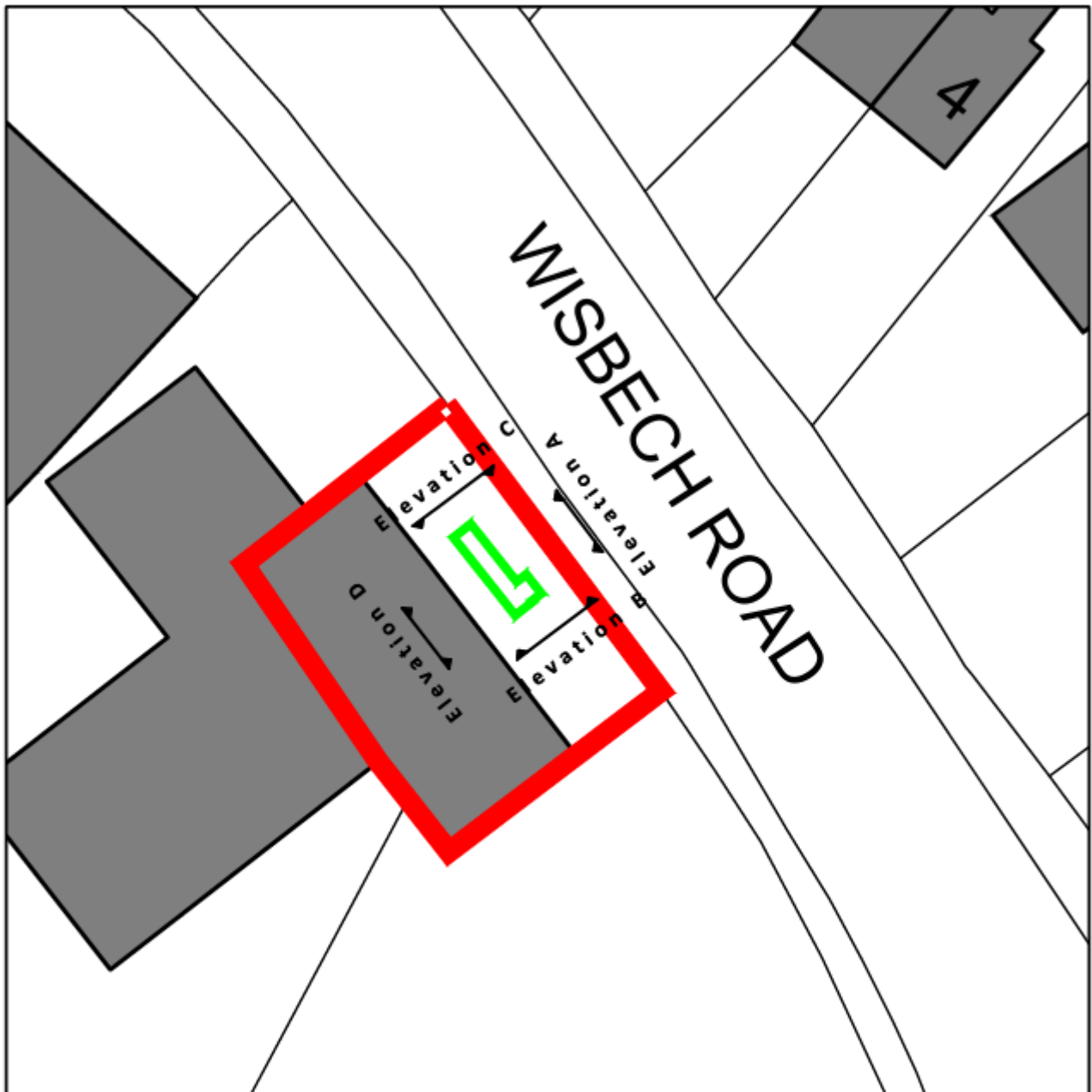


PLAN
SCALE 1:50



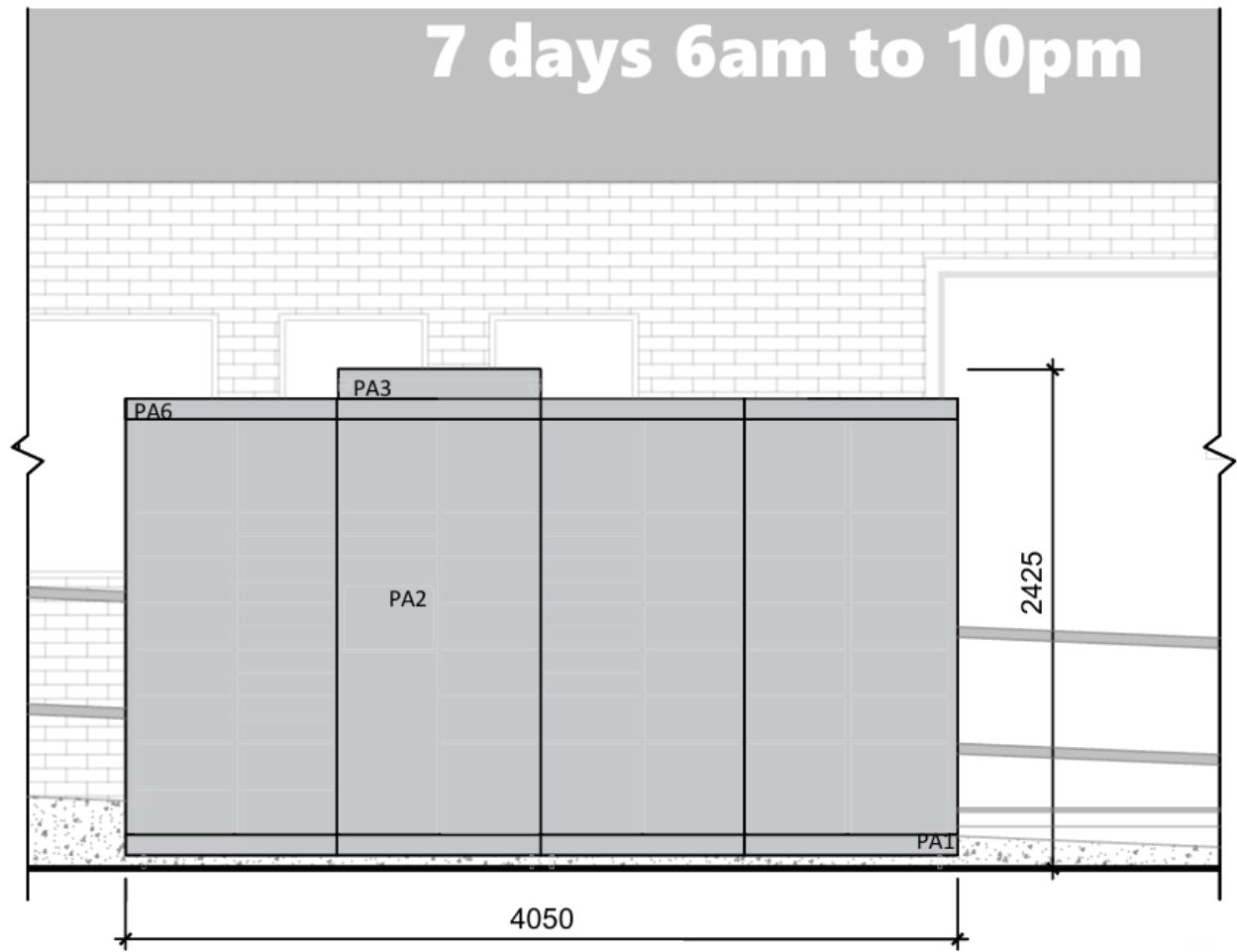
ROOF PLAN
SCALE 1:50



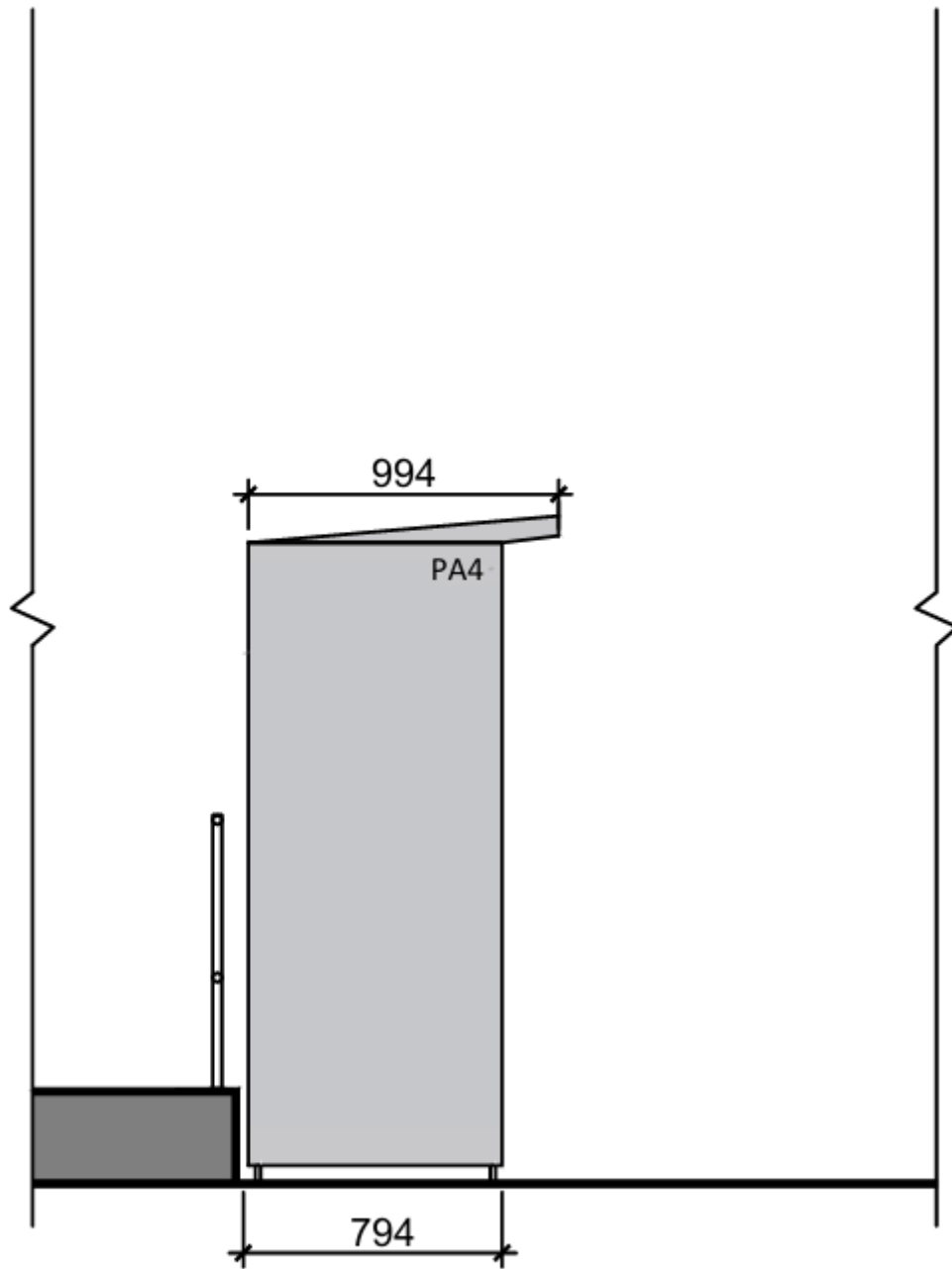


KEY PLAN
SCALE 1:500

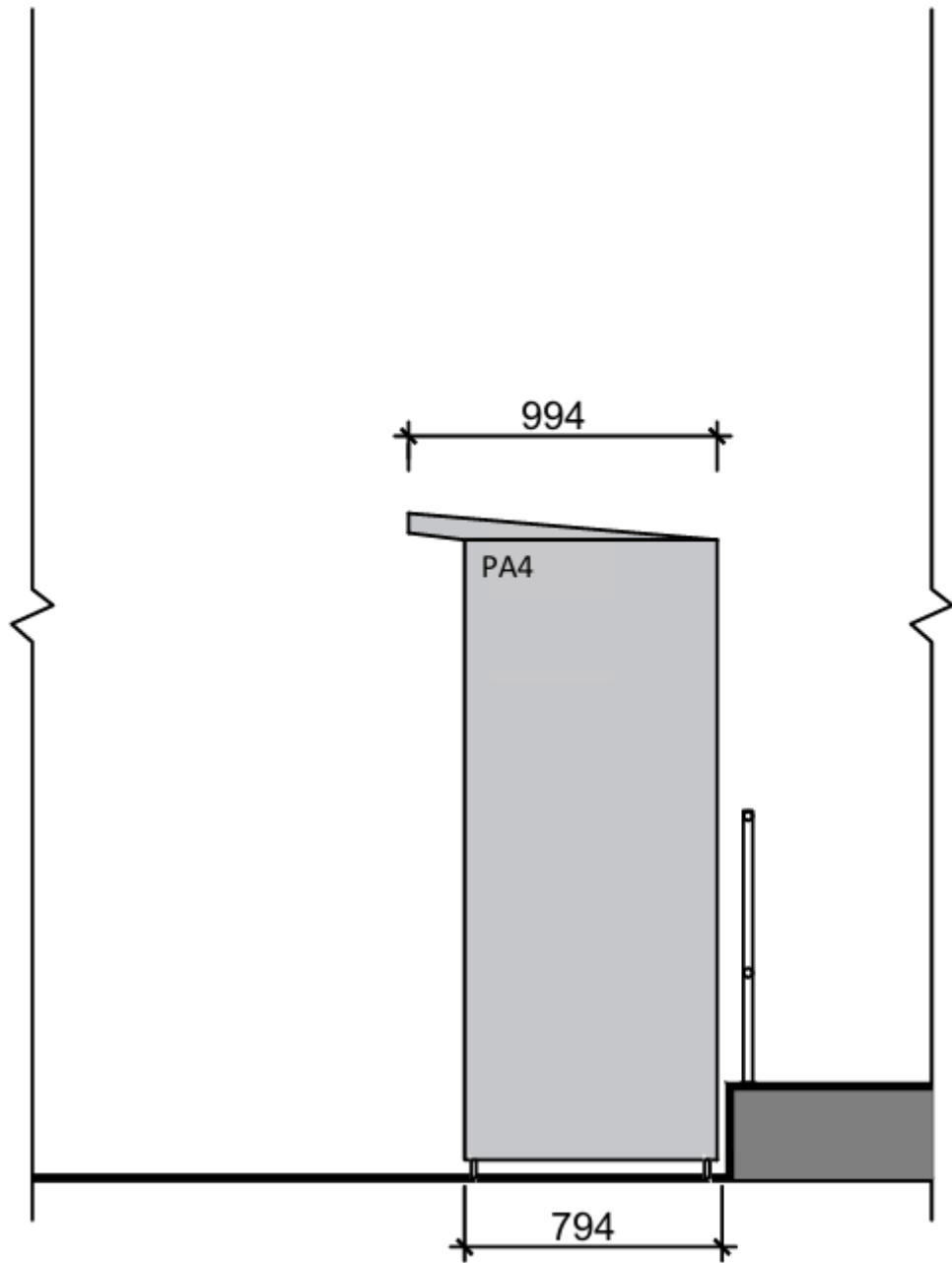




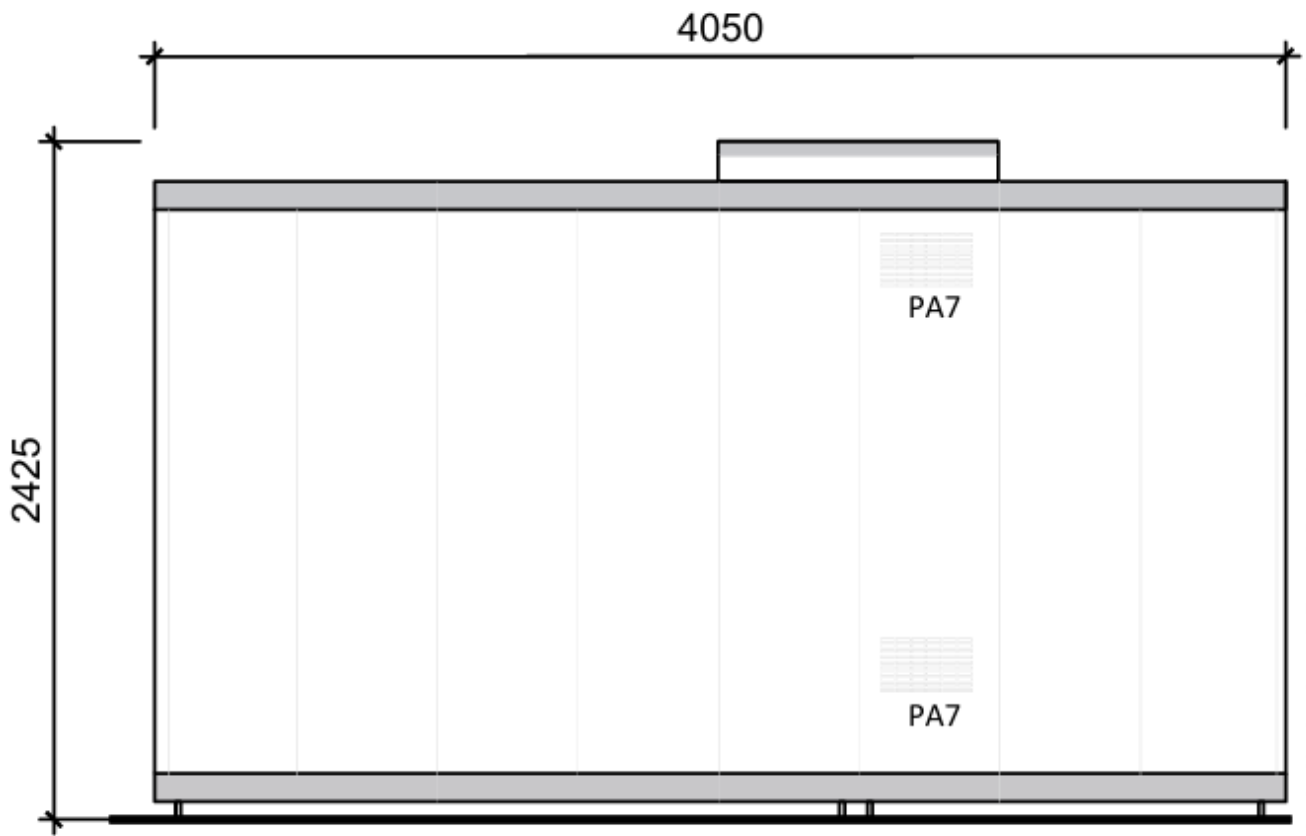
ELEVATION A
SCALE 1:50



ELEVATION B
SCALE 1:50



ELEVATION C
SCALE 1:50



ELEVATION D
SCALE 1:50

APPENDIX 2 - Recommended Conditions

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

Plan Reference	Version No	Date Received
L(00)000	P1	10th June 2026
L(00)100	P1	10th June 2026
L(01)101	P1	10th June 2026
L(02)101	P1	10th June 2026

- 1 Reason: To define the scope and extent of this permission.
- 2 The materials to be used in the construction of the external surfaces of the development shall be as detailed on Dwg No. L(02)101 P1 (Existing and Proposed Elevations);
- 2 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 3 No external lights shall be erected within the site (either freestanding or building-mounted) other than those expressly authorised within this application.
- 3 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).