

TITLE: 26/00642/FUM

Committee: Planning Committee

Date: 07 October 2026

Author: Charlotte Sage

Report No: AB82

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Site Address: Units 5 And 6 Elean Business Park Sutton Ely Cambridgeshire CB6 2QE

Proposal: Change of use from storage and distribution (B8) to general industrial use (B2)

Applicant: Cambridgeshire Industrial Properties Limited

Parish: Sutton

Ward: Sutton

Ward Councillor/s: Lorna Dupre
Mark Inskip

Date Received: 11 June 2026

Expiry Date: 10 September 2026

RECOMMENDATION

1. Members are recommended to APPROVE the application for the following reason(s):
 - The development is seeking to reutilise an existing building within the Elean Business Park
 - There will be no visual or residential impact by virtue of the change of use as no physical alterations are required.
 - The change in premise is supported by a Transport Assessment that concludes that there would not be a detrimental impact on the local highways network.
 - The proposed development would all for the retention of 100 jobs, with the potential for the business to expand in the future.

2. The application is being heard by committee because it triggers the Councils Constitution in respect of a development for major employment uses where floor space created is 1,000 square metres or more.

SUMMARY OF APPLICATION

3. This application is for the change of use from Storage and Distribution (Use Class B8) to General Industrial Use (Use Class B2) at Units 5 and 6, Elean Business Park.
4. The business is currently located to the south of the proposed development site in a neighbouring business unit within Elean Business Park. The development is not seeking to make any external changes to the existing building and will be able to facilitate the change of use internally.
5. The proposal is not Schedule 1 development under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. The proposal has been assessed against the categories of Schedule 2. The proposed use involves the manufacture of corrugated packaging products from pre manufactured corrugated board. Whilst the use falls within the wider paper packaging sector, the process does not involve the production of paper or board. The company are manufacturing packaging from an existing product. Therefore, this development is not considered to fall within Schedule 2, Category 8(a) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. The proposal is a change of use of an existing building and does not constitute an industrial estate development project or fall within any other Schedule 2 category. Accordingly, the proposal does not constitute EIA development, and the regulations do not apply.
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.

08/00699/FUL

Bunded tank storage area, compressor shed and extractor flue

Approved

17 September 2008

10/00929/FUM

Extension to existing warehouse (2621.0 m2)

Approved

31 January 2011

14/01238/VAR

To vary conditions 5 (Energy) & 6 (Soft Landscaping) of previously approved 10/00929/FUM for Extension to existing warehouse (2621.0 m2)

Approved

21 January 2015

17/01728/FUL

Retain chiller cover building extension.

Approved

15 November 2017

18/01297/FUL

Cover building for packaging compactors to aid recycling

Approved

31 October 2018

THE SITE AND ITS ENVIRONMENT

8. This application is for the change of use from Storage and Distribution (Use Class B8) to General Industrial Use (Use Class B2) at Units 5 and 6, Elean Business Park. The business is currently located to the south of the proposed development site in a neighbouring business unit within Elean Business Park. The development is not seeking to make any external changes to the existing building and will be able to facilitate the change of use internally.

RESPONSES FROM CONSULTÉES

9. Responses were received from the following consultees; Local Highways Authority, Environmental Health, UK Power Networks, Lead Local Flood Authority and these are summarised below.

Local Highways Authority - 28 July 2026

Unlikely to result in significant adverse impact to the highway. No objection.

Environmental Health - 17 June 2026

No objection

UK Power Networks - 17 June 2026

UK Power Networks have no objections to this application.

Lead Local Flood Authority - 2 July 2026

The application does not appear to have any surface water flood risk or drainage implications therefore we have no comments to make.

The full responses are available on the Council's web site.

10. A site notice was displayed near the site on 16 June 2026, and a press advert was published in the Cambridge Evening News on 25 June 2026.
11. A site notice was displayed near the site on 16 June 2026, and a press advert was published in the Cambridge Evening News on 25 June 2026. In addition, 11 neighbouring properties have been directly notified by letter. No responses have been received.

THE PLANNING POLICY CONTEXT

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

GROWTH 2	Locational strategy
GROWTH 5	Presumption in favour of sustainable development
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
COM 7	Transport impact
COM 8	Parking provision
EMP 4	Re-use and replacement of existing buildings in the countryside

13. Sutton Neighbourhood Plan 2019 (NP)

SUT 1	Spatial Strategy
SUT 8	Biodiversity Net Gain
SUT 14	Elean Business Park
SUT 19	Design Considerations
SUT 21	Flooding and Sustainable Drainage
SUT 22	Sustainable Building Practices
SUT 23	Renewable Energy

14. Cambridgeshire and Peterborough Waste and Minerals Local Plan 2021

15. National Planning Policy Framework (August 2026) (NPPF)

DM3:	Determining development proposals.
DM6:	Use of planning conditions and obligations
S3:	Presumption in favour of sustainable development
S5:	Principle of development outside settlements
S6:	Neighbourhood plans and the presumption
CC2:	Mitigation of climate change
CC3:	Adaptation to climate change
E2:	Meeting the need for business land and premises.
L2:	Making effective use of land.
DP3:	Key principles for well-designed places
DP4:	The design process
TR3:	Locating development in sustainable locations.
TR4:	Street design, access and parking
TR6:	Assessing transport impacts.
P2:	Ground conditions
P3:	Living conditions and pollution.
F4:	Assessing flood risk for decision-making.
F7:	Ensuring development is safe from flooding.
N2:	Improving the natural environment.

16. Supplementary Planning Documents

Design Guide
Flood and Water
Natural Environment SPD
Climate Change SPD
Contaminated Land - Guidance on submitted Planning Application on land that may be contaminated

17. Planning Practice Guidance

PLANNING MATERIAL CONSIDERATIONS AND COMMENTS

18. The main considerations for this application are the principle of development, impacts to the highways network, and pollution.

Principle of Development

19. Sutton Neighbourhood Plan 2024 sets out a policy for the Elean Business Park, policy SUT 14. Policy SUT 14 states that further development of the Elean Business Park, for employment uses will be supported.

20. Policy EMP 4 of the ECLP states that proposals for the re-use of existing buildings in the countryside for business (B1, B2, B8), tourism, outdoor recreation or community-related uses which require a planning application will be permitted where:

- It can be demonstrated that the building is of permanent and substantial construction.
- The form, bulk and design of the building is of visual merit, architectural merit or historical significance, and is in general keeping with its surroundings.
- The proposal does not harm the character and appearance of the building or the locality.
- The proposal would not (by itself or cumulatively) have a significant adverse impact in terms of the amount or nature of traffic generated; and
- Other Local Plan policies relating to specific uses are met.

21. Policy S3 of the NPPF sets out that development proposals should apply a presumption in favour of sustainable development. Policy S5 sets out that only certain forms of development should be approved outside settlements which are listed within bullets a-j. Relevant to this application is bullet c. the reuse, extension, alteration or replacement of an existing building, provided that the existing building is of permanent and substantial construction, is lawful in planning terms, and any extension or alteration will not result in a disproportionate increase in size compared to the existing building.

22. This proposal is located within the Elean Business Park and will utilise an existing building sited on the North eastern edge of the business park. The building currently has permission for use as B8, and this application is seeking to change the use of Use Class B2. The applicant is proposing to move their existing business from a building towards the south of the business park to this unit, providing opportunity for new businesses to take over the space.

23. Unit 5 and 6 located to the north eastern edge will not be subject to any external amendments to facilitate the change of use to B2, and the building is of permanent and substantial construction as demonstrated by the recent use for B8 by a nationally recognised company. The building will remain as it is currently presented, and therefore the existing visual merits will remain.
24. As will be discussed in the below highways section, the development has been deemed not to have a significant detrimental impact upon the highways network and is therefore appropriate in light of highways safety.
25. In line with policy E2 of the NPPF, substantial weight should be given to the economic benefits of proposals for commercial development which allows for businesses to invest, expand and/or adapt. This includes the implementation of the 'industrial strategy' and supporting of improvements in freight and logistics. The proposal seeks to change from B8 to B2, and the business proposes to take over a larger premise to expand their business and retain all 100 jobs as part of the new location. The use of the building for B2, specifically, creation of packaging, will continue to enhance the freight and logistics industry as the product of this business is intrinsically linked to the delivery of goods.
26. The proposal is therefore considered to be in accordance with policy EMP 4 of the ECLP, policy SUT 14 of the NP and policies S3 and S5 of the NPPF.

Residential Amenity

27. Policy ENV 2 of the East Cambridgeshire Local Plan 2015 requires proposals to ensure that there are no significantly detrimental effects on the residential amenity of nearby occupiers.
28. Policy DP3 of the NPPF 2026 requires development to respond to their context to ensure integration with and enhance their surroundings.
29. The Environmental Health Officer was consulted on this application and has no immediate concerns with the change of use from B2 to B8. An informative will be applied to any permission that informs the applicant that planning permission does not confer immunity from action under statutory nuisance.
30. The site is located within the Elean Business Park, where there are no immediate residential receptors. Adjacent the site is a mixture of uses including a power station, and other B2 and B8 uses. The development, therefore, is not considered to have any detrimental impact upon residential amenity.

Visual Amenity

31. Policy ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023) requires that all development proposals are designed to a high quality, enhancing and complementing local distinctiveness and public amenity by relating well to existing features and introducing appropriate new designs. Additionally, Policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023) makes it clear that all new development proposals will be expected to respect the density and character of the surrounding area, whilst ensuring that the location, layout, scale, form, massing, materials

and colour of buildings relate sympathetically to the surrounding area and each other, as well as creating quality new schemes in their own right.

32. Policy SUT 19 of the Sutton Neighbourhood Plan sets out that Development proposals should reflect the local characteristics in the neighbourhood area, and create and contribute to a high quality, safe and sustainable environment.
33. Policy L2 of the NPPF sets out that development should make effective use of previously development land and buildings by redeveloping underutilised sites and reusing the existing facilities. This application meets the requirements of this policy by directly utilising an existing building and infrastructure arrangements.
34. Policy DP3 of the NPPF requires development to respond to their context in order to ensure integration with and enhance their surroundings.
35. As has been discussed above, the development does not seek to make any physical changes to the external elevations or roof of the building. Nor does the application seek changes to the existing external layout or parking arrangements for cars or larger HGV vehicles. The proposal therefore retains the existing appearance, making no changes to the way the building appears within the streetscape.
36. Planning permission ref. 10/00929/FUM for the extension of the industrial unit, approved in 2011, was subject to a condition restricting the installation of external lighting other than that expressly approved as part of the application. The condition was imposed in the interests of protecting the character and appearance of the area.
37. Having regard to the continued need to safeguard the existing character of the area, it is considered reasonable and necessary to impose a similar condition on any permission granted. This would ensure that any future external lighting is appropriately controlled and would not result in undue visual intrusion or harm to the character and appearance of the surrounding area. Accordingly, the reimposition of the condition is considered justified and reasonable in planning terms.
38. On this basis, it is considered that the proposal meets the criteria set out within the above-mentioned policies.

Highways

39. Policy COM7 of the Local Plan seeks to ensure that new development is designed to reduce the need to travel, especially using private motor vehicles. This means new development should be focused within settlement where there is a choice of means of transport. It should also be capable of accommodating the level/type of traffic generated without detriment to the local highway network and the amenity, character and appearance of the locality.
40. Policy COM 8 of the East Cambridgeshire Local Plan 2015 (as amended 2023) requires development proposals to provide adequate levels of car and cycle parking and make provision for parking broadly in accordance with the Councils parking standards.
41. Policy TR3 of the NPPF (2026) sets out that development should be located where it can support sustainable patterns of movement and make the most of existing and proposed

transport infrastructure. This development site is located within an existing business park to the north east of Sutton. As the proposed development is a change of use with no physical alterations to the building, and will be retaining the existing number of staff, it is considered that the existing circumstances for the business can and will be transferred to the new premises.

42. Policy TR4 of the NPPF states that transport considerations should be integral to the design of the development. In this case, the existing arrangements on site such as cycle parking, car and HGV parking will remain as currently provided on site and will be suitable for the new use of the building and all existing staff to be transferred. Other elements of the site such as the access, will remain as existing.
43. The Local highways authority has been consulted on this application, and following a review of the submitted Technical Note (1567-TN-01 Rev 0, July 2026), the Local Highway Authority is satisfied that the proposed change of use from Storage and Distribution (Use Class B8) to General Industrial (Use Class B2) is unlikely to result in a significant adverse effect upon the public highway should it gain benefit of planning permission. The submitted Transport Technical Note utilises TRICS data to compare the trip generation associated with the existing and proposed uses. Whilst the proposal is anticipated to generate a modest increase in vehicle trips during the AM peak hour, this is offset by a reduction in vehicle trips during the PM peak hour, resulting in an overall trip profile that is broadly comparable and similar to the existing use.
44. Whilst it is acknowledged that the assessment does not provide a detailed breakdown of vehicle types and relies upon a relatively limited sample of TRICS sites for the proposed B2 use, the evidence submitted is considered sufficient, on balance, to demonstrate that the proposed change of use is not likely to result in a significant adverse impact on the local highway network.
45. It is also noted that the proposal relates to an existing employment building located within an established business park that is already served by infrastructure designed to accommodate commercial vehicle movements. The Local Highway Authority is therefore satisfied that the proposal would not result in an unacceptable impact on highway safety, given the data provided by the applicant.
46. The requirements for parking as set out within the ECLP states that B8 Storage and Distribution should allow for up to 1 car space per 100m², and B2 General Industrial at up to 1 car space per 50m².
47. The proposed B2 use, at 1 space per 50m² would result in a parking requirement of 254 car spaces and 254 cycle spaces. Currently the site hosts 63 car parking spaces, alongside 20 cycle spaces, and 10 HGV spaces.
48. Whilst the level of current parking provision on this application site would fall below the indicative standards set out within Policy COM8, the policy allows for a degree of flexibility where justified by the circumstances of the site and development. In this instance, the proposal relates to the change of use of an existing employment building within an established business park, with no alterations proposed to the existing access arrangements or parking layout. The applicant has advised that the existing workforce of 100 employees, would be retained, and it is noted that the site benefits from an extant

permission which would allow for the provision of additional parking spaces (extant permission under 15/00346/FUM) should they be required in the future. Whilst the proposed level of parking provision would not fully accord with the Council's parking standards, having regard to the nature of the proposal, the existing lawful use of the site, and the absence of any objection from the Local Highway Authority, it is not considered that the development would be likely to result in an unacceptable impact on highway safety or the operation of the local highway network.

49. On balance, it is considered that the proposal is in accordance with policies COM 7 and COM 8 of the East Cambridgeshire Local Plan 2015 (as amended 2023) and policies TR3 and TR4 of the NPPF 2026.

Ecology

50. Policy ENV7 of the East Cambridgeshire Local Plan 2015 (as amended 2023) sets out that all development proposals will be required to protect the biodiversity value of land and buildings and minimise harm to or loss of environmental features, such as trees.
51. Policy N2 of the NPPF (2026) sets out that for development proposals to contribute positively to the natural environment, particularly for landscaping, conserving and enhancing existing natural features, using green infrastructure and minimising any adverse impacts on biodiversity and threatened species.
52. The LNRS 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 its functions, including as a local planning authority (see S40(2A) of the NERC Act 2006).
53. 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 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.
54. This application seeks only to change the use of the building from B8 to B2. The application does not include any material changes to the building including that of extensions or renovation. On this basis, it is considered that there would be very limited impact to Ecology and therefore would be acceptable.
55. Whilst the NPPF, Policy ENV 7 and Natural Environment SPD set out that measures should be integrated where possible, this proposal is seeking to change an existing B8 use to B2 General Industrial. It is likely that any mitigation measures for species such as birds, bats and hedgehogs would not be compatible with the nature of the proposed use, and on this basis, it is considered that no condition should be applied for the submission of details relating to biodiversity enhancements.

56. In any case, this proposal is seeking to reuse an existing building without the need for extension or additional construction works. On this basis the proposal is considered to meet the requirements of the above-mentioned policies through the reduction of construction related carbon footprint.

Trees

57. There are no existing trees on this site, and there is no proposed additional landscaping that would include trees. On this basis it is considered that there would be no impact to Trees.

Biodiversity Net Gain

58. By virtue of the development type, this application is exempt from Mandatory BNG through de minimis development, as there is no physical alteration or change in surfacing proposed.

Flood Risk and Drainage

59. Policy ENV 8 requires all developments and re-developments to contribute to an overall flood risk reduction. The site is located in Flood Zone 1 where the principle of development is considered acceptable in terms of Flood Risk. A condition for the submission of details relating to Foul and Surface Water Drainage could be applied to this application, however, Officers do not consider it necessary as there is no physical construction works to take place, and the new use class will not impact upon the existing drainage arrangements.
60. Policy F4 of the NPPF (2026) states that in Flood Zone 1, a site-specific flood risk assessment should inform and accompany all development proposals involving, a, sites of one hectare or more, and c, land identified in a strategic flood risk assessment or the Flood Map for Planning as being at risk of flooding from any source, whether now or in the future. This site is located within Flood Zone 1, where the principle of development is supported. The site has a small area of surface water risk now and in the future along the western and southern western area of the development site. The site area is over 1ha, and therefore the LPA requested that the applicant submit a proportionate flood risk assessment.
61. Policy F4 sets out that the sequential test should be used in areas known to be at risk now or in the future from any form of flooding other than, and in this case for: c (iii) Changes of use, other than changes of use to a caravan, camping or chalet site, or to a mobile home or park home site.

Other Material Matters

Contamination

62. Policy ENV 9 states that all development proposals should minimise, and where possible, reduce all emissions and other forms of pollution, including light and noise pollution, and ensure no deterioration in air and water quality. All applications for development where pollution is suspected must contain sufficient information to enable the Council to make a full assessment of potential hazards and impacts.

63. Policy 2 of the NPPF (2026) sets out that site proposed for development should be suitable for their proposed use taking into account ground conditions and mitigation. Policy P3 sets out that development proposals should be appropriate for their location, taking into account likely effects of pollution on health, living conditions and the natural environment.
64. There is no construction to take place to facilitate the change of use. The proposed use relates to the manufacture of cardboard packaging products within an existing building. The process is understood not to involve activities typically associated with significant contamination risks, such as the storage or handling of hazardous substances, chemical processing, or operations likely to generate contaminated runoff.
65. No external storage areas, fuel tanks, groundworks or alterations to existing drainage arrangements are proposed as part of the application. As such, there is no indication that the proposed use would give rise to land contamination or adversely affect surface water or groundwater quality.
66. Whilst the proposal has the potential to generate some waste material in the form of cardboard off cuts, these materials can be appropriately managed through standard commercial waste and recycling arrangements.
67. Whilst the operation of the business may generate operation noise, these activities would take place within the existing building and on an established employment site. The site is located within Elean Business Park, an area characterised by commercial and industrial uses where a degree of operational noise is expected. Given the nature of the proposed activity, the existing lawful use of the building, and the separation distances to nearby sensitive receptors, it is not considered that the proposal would result in unacceptable levels of noise pollution or harm to neighbouring amenity.
68. Accordingly, it is considered that the site is suitable for the proposed use and that the development would accord with Policy ENV9 of the Sutton Neighbourhood Plan and Policies P2 and P3 of the NPPF (2026).

Climate Change

69. Local Plan Policy ENV4 states: 'all proposals for new development should 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' and that 'applicants will be required to demonstrate how they have considered maximising all aspects of sustainable design and construction.' The adopted Climate Change SPD encourages all development to include sustainability measurements within their proposal.
70. Furthermore, policies CC2 and CC3 of the NPPF state that substantial weight should be given to the benefits of improving the energy efficiency of existing buildings and/or drawing energy from district heat networks, renewable and low carbon sources (including through the installation of heat pumps and solar panels where these do not already benefit from permitted development rights) where this would be achieved through proposals for development.

71. This proposed development seeks to change the use of the building from B8 to B2 without the need to change any physical fabric of the building. At this time there are no proposed sustainability measures put forward; however, it is deemed reasonable that these have not been included given the immaterial nature of the proposed development. Should an application be made in the future that requires the change in physical materials for this building, external alterations or extensions, then sustainability measures can be applied at that time.

72. 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.

73. 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.

Planning Balance

74. Officers have considered the information submitted as part of this application and have discussed policy implications with regard to the principle of development, design, visual amenity, and residential amenity. It is considered that the proposal would have minimal impact on residential amenity and the visual appearance of the area, and the proposal would be compliant with the relevant local and national policies referred to above. The application is therefore recommended for approval subject to conditions.

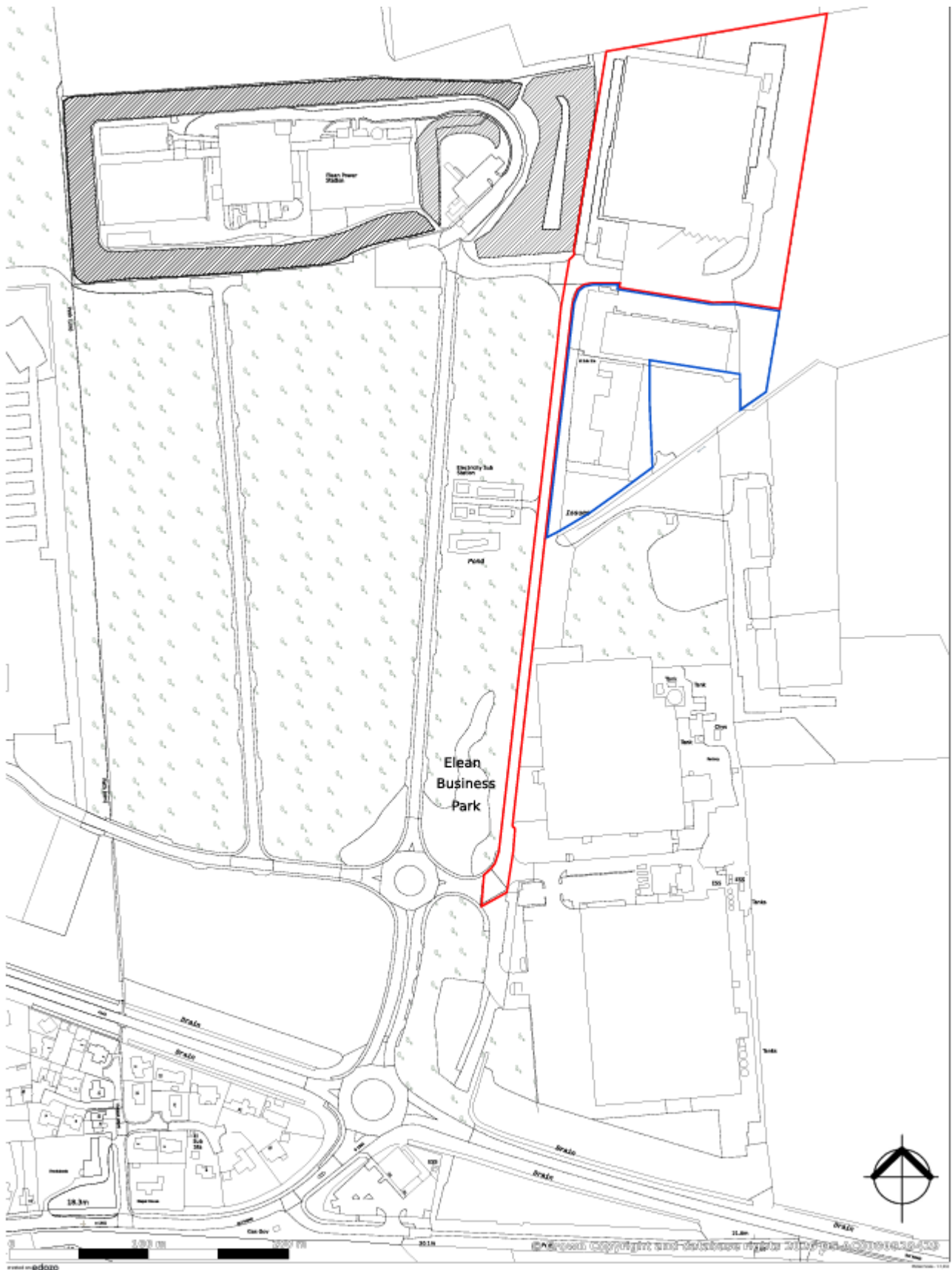
APPENDICES

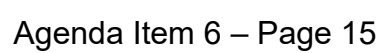
Appendix 1: Conditions

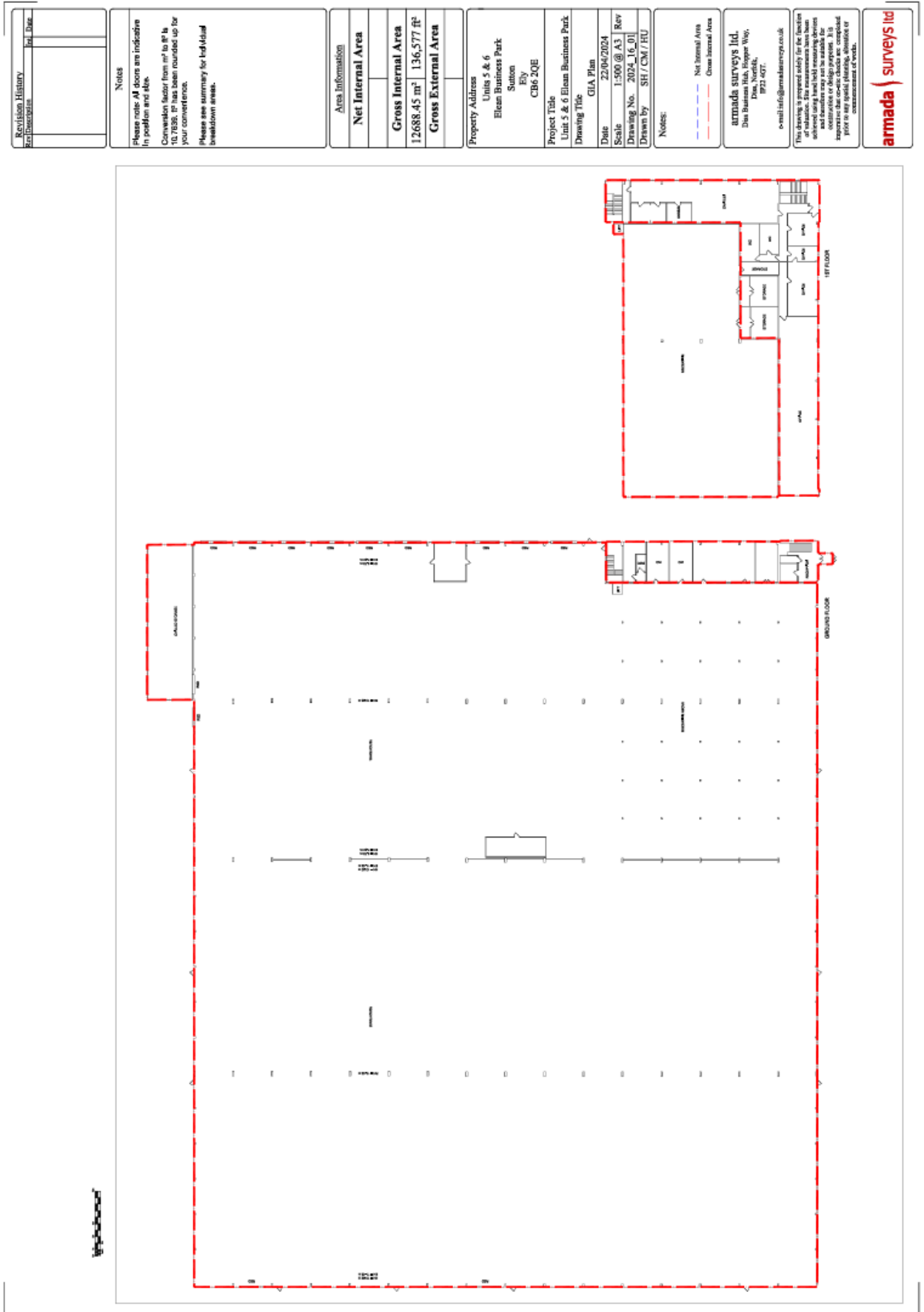
PLANS

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.

Please add a site layout plan, and any elevations that the members will need to refer to during the site visit or the committee meeting. This will replace the need for an additional bundle being created. If in doubt consider what plans you are intending to display on your presentation







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APPENDIX 1 - 26/00642/FUM Conditions

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

Plan Reference	Version No	Date Received
Location Plan		11th June 2026
2024_16_01		11th June 2026
3010/13/1A	REV A	11th June 2026

- 1 Reason: To define the scope and extent of this permission.
- 2 The development hereby permitted shall be commenced within 3 years of the date of this permission.
- 2 Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.
- 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 character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023)< Policy SUT 19 of the Sutton Neighbourhood Plan 2024, and Policy DP3 of the National Planning Policy Framework 2026