



EAST CAMBRIDGESHIRE DISTRICT COUNCIL

THE GRANGE, NUTHOLT LANE,
ELY, CAMBRIDGESHIRE CB7 4EE

Telephone: Ely (01353) 665555
www.eastcambs.gov.uk

[REDACTED]
Possenhofen
21D Cannon Street
Little Downham
Ely
Cambridgeshire
CB6 2SR

This matter is being dealt with by:

[REDACTED]
Telephone: [REDACTED]
E-mail: [REDACTED]@eastcambs.gov.uk
My Ref: 25/00023/AGN
Your ref

26th March 2025

Dear Sir/Madam

Proposal: 2 sheds and a polytunnel
Location: Possenhofen 21D Cannon Street Little Downham Ely Cambridgeshire
Reference: 25/00023/AGN

Thank you for the notification of your intention to carry out this development. Your application and accompanying plans and documents are being examined to see whether they comply with the law. The proposed development is also being examined to see whether it falls within the scope of the notification process or whether a full application for planning permission is required. If your notification is invalid because it does not comply with the statutory requirements or if full planning permission is required, then we will write to you again as soon as possible.

By 15th April 2025, the District Council will give a decision on whether or not prior approval will be required for the siting and appearance of the development.

If your proposed development is permitted development and thus falls within the scope of the notification system and after 15th April 2025

- you have not been told that your notification is invalid; or
- you have not been told that your fee is incorrect; or
- you have not received notice from the District Council that prior approval will be required for the siting and appearance of the development (please check on Public Access in case of postal delay)

then you may proceed with the proposed development **exactly as notified**.

Please note that the description of your application may have been changed to ensure clarity of the proposal. If you have an objection to any change that has been made, or you need further clarification, please contact the case officer immediately.

A site visit is generally needed as part of the assessment process, this will often be carried out unannounced and will be carried out within minimal or no contact and taking pictures as necessary. If you have any concerns with any of this, please contact me to discuss.

Yours faithfully

[REDACTED]
Planning Officer



EAST CAMBRIDGESHIRE DISTRICT COUNCIL

THE GRANGE, NUTHOLT LANE,
ELY, CAMBRIDGESHIRE CB7 4EE

Telephone: Ely (01353) 665555
www.eastcambs.gov.uk

VAT Reg No: 214 4247 93

OFFICIAL RECEIPT

Planning Application Fees

For case reference 25/00023/AGN

Payee Name:
Payee Address:



Transaction Date: 19th March 2025
Audit No: 85406
Total Amount: £70
VAT Included: £00.00
Paytype: Telephone

Payee Name:
Payee Address:



Transaction Date: 11th March 2025
Audit No: 85450
Total Amount: £120
VAT Included: £00.00
Paytype: BACS

Thank you for your payment.

Please check this receipt and keep it for your records. This is your proof of payment.

East Cambridgeshire District Council

East Cambridgeshire District Council
The Grange
Nutholt Lane
Ely
Cambridgeshire
CB7 4EE
United Kingdom


Possenhofen
21D Cannon Street
Little Downham
CB6 2SR

17 March 2025

Possenhofen, 21D Cannon Street, Little Downham
Ref: 25/00023/AGN

Dear Planning Support Team,

I write in response to your letter dated 14th March 2025 reference 25/00023/AGN.

I will pay the outstanding fee of £70.00 by telephone on Wednesday 19th March.

As detailed in our letter of 9th March, we have already paid £120.00, by bank transfer to the East Cambridgeshire District Council bank account (Sort code: 52-41-19, Account number: 43135897, reference number: OP/24/00181). This transaction occurred at 00:00 on 11th March.

Regarding the omitted red line on the location plan, please find an updated copy of this plan attached with this letter.

Yours Sincerely,







East Cambridgeshire District Council

Planning Application Checks & Progress record

Application Number: 25/00023/AGN	Case Officer: [REDACTED]
Date Application Valid: 18 March 2025	Target Date: 15 April 2025

Initial Checks when application received by the Officer

	Y	N	Comments
Proposal Wording Checked?			
Site notice printed with correct reasons?			
Advert printed?			
Changes required?			
Checked Site History?			
PD rights removed?			
Documents checked on EDRMS?			
Additional Consultees needed?			
Neighbours checked?			
Is the proposal for annexe?			<u>Send Annexe Questionnaire to applicant/agent</u>

	Y	N/A
Completed EiA Negative Screening Opinion (if appropriate) by 10th March 2025		

Plan Reference	Version No	Date Received
Cover Letter		10-Mar-25
Overview of Shed1, Shed 2 and Polytunnel		10-Mar-25
Strategic Infrastructure Placement		10-Mar-25
Water Consumption Modelling		10-Mar-25
L01/001		18-Mar-25
P01/001		10-Mar-25
S1-01/001		10-Mar-25
S1-02/001		10-Mar-25
S1-03/001		10-Mar-25
S1-04/001		10-Mar-25

S1-05/001		10-Mar-25
S2-01/001		10-Mar-25
S2-02/001		10-Mar-25
S2-03/001		10-Mar-25
S2-04/001		10-Mar-25
S2-05/001		10-Mar-25
S3-01/001		10-Mar-25
S3-02/001		10-Mar-25
S3-03/001		10-Mar-25
S3-04/001		10-Mar-25
S3-05/001		10-Mar-25

Consultees selected and sent:

Parish - Little Downham

On site Assessment:

Date of site visit:	
Date of site notice:	
Location of site notice:	
Please ensure you complete the date site notice posted in Uniform?	

Are the site boundaries correct on the OS site location plan and site notice?	Yes/No
Photos taken and put on 'R' Drive	Yes/No

Neighbour letters printed on

Neighbours consulted:

Additional neighbours needed?	
--------------------------------------	--

Officer notes:

Date	Notes	Actions



Planning Inspectorate

Temple Quay House
2 The Square
Bristol
BS1 6PN

Direct Line: 0303 444 5067
Customer Services:
0303 444 5000

Email: North4@planninginspectorate.gov.uk
www.gov.uk/planning-inspectorate

Your Ref: 25/00023/AGN
Our Ref: APP/V0510/W/25/3374547

[REDACTED]
East Cambridgeshire District Council
The Grange
Nutholt Lane
Ely
Cambridgeshire
CB7 4EE

30 October 2025

Dear [REDACTED],

Town and Country Planning Act 1990
Appeal by Dr Anthony George Thompson-Starkey
Site Address: Possenhofen, 21D Cannon Street, Little Downham,
Cambridgeshire, CB6 2SR

We have received appeal forms and documents for this site. The papers have been checked and the appeal appears to be valid. If we later find out that this is not so, then we will let you know. I am the case officer, if you have any questions, please contact me.

SPEEDING UP DECISIONS ON APPEALS NEEDING HEARINGS

The Planning Inspectorate is committed to speeding up decisions on appeals that need a hearing. As of 1 April 2022, all validly received planning appeals that require a hearing will be subject to stricter timescales and will follow a timetable that adopts the principles set out in the Rosewell independent review of planning appeal inquiries.

Please read the contents of this letter carefully as it sets out details of the timetable and a date for the event. The event date is fixed and cannot be changed as it is based on Inspector availability and programmed to ensure we meet our aim of issuing a decision within 24 weeks of the appeal being considered as valid.

The Procedure and the Starting date

We currently consider this appeal suitable to follow the Hearing procedure.

The date of this letter is the starting date for the appeal and for the timetable it will follow.

The Inspector and Hearing date

The Inspector appointed to decide the appeal is N Teasdale BA (Hons) DipTP MRTPI, and the hearing will open at 10:00am on Tuesday 10 February 2026. We currently anticipate 1 sitting day and, unless you are advised otherwise, the format of the event will be an in-person, face to face event, which will require a suitable venue. A site inspection

will be arranged separately.

Please can you secure a venue as soon as possible and provide details.

Please could you also ensure that you provide the Appellant with details of the venue.

However please could you ensure a back-up online meeting is set up in case the event needs to be moved on-line.

The Inspectorate advises that you encourage all participants in the hearing to register an email address with you. This will enable you to move the entire event online should this become necessary.

Sending documents to us and looking at the appeal

You should use the Internet to submit documents, to see information and to check the progress of cases through GOV.UK. The address of the search page is acp.planninginspectorate.gov.uk.

Keeping to the timetable

The timetable set out below must be adhered and requires action and documentation to be issued by strict deadlines. This will mean that we can deal with the appeal promptly and fairly. If documents are not with us in time, the Inspector will not normally look at them and we will return them to you unless there are exceptional reasons for accepting them. Not meeting your obligations under the prescribed timetable will increase your risk of incurring an award of costs against you (see section on costs below). Deadline extensions should not be requested unless there are very extenuating circumstances. These do not include lack of administrative cover for holiday or sickness.

The following actions and documentation are required by the timetable.

By 6 November 2025

You must notify any person who was notified or consulted about the application in accordance with the Act or a development order and any other interested persons who made representations to you about the application, that the appeal has been made. You should tell them:

i. that any comments they made at application stage will be sent to the Planning Inspectorate and the appellant(s), and will be considered by the Inspector (unless they withdraw them within the 5-week deadline)

ii. If they want to make any additional comments, they must do so within 5 weeks of the starting date, by 4 December 2025. If comments are submitted after the deadline, the Inspector will not normally look at them and they will be returned

iii. when and where the appeal documents will be available for inspection

iv. that the Planning Inspectorate will not acknowledge representations. We will, however, ensure that letters received by the deadline are passed on to the Inspector

dealing with the appeal

v.that they can get a copy of our booklet 'Guide to taking part in planning appeals proceeding by hearing' either free of charge from you, or on GOV.UK - www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal

vi.that the decision will be published on GOV.UK

You must ensure a copy of a completed appeal questionnaire, policies and other supporting documents, a copy of your notification letter and a list of those notified is sent to both myself and the appellant(s) by this deadline.

By 4 December 2025

You must submit to me a copy of the completed and agreed statement of common ground, listing all matters that are not only agreed, but also confirming areas where there is disagreement. A draft statement of common ground should have been included in the paperwork received from the appellant.

If you are intending to submit a statement of case, then this should also be submitted by this deadline. Please give full details of the case you will put forward at the hearing including any documents, maps or plans you intend to refer to or use in evidence.

I will also require in a word document a list of any conditions or limitations you would agree to if the appeal were to be allowed (this will be accepted on a non-prejudicial basis of course).

By 18 December 2025

You must send me a copy of the LPA hearing date notification letter along with a list of all those notified of the arrangements.

Your letter should cover:

- The name the appeal has been made in, the location of the site and a description of the development
- the powers enabling the Secretary of State or Inspector to determine the appeal and the name of the Inspector
- a clear statement of the date and time of the hearing and the venue, along with an instruction that attendees should register with your Council in advance should they wish to attend (we suggest obtaining a name, email address and details of the attendee's status within the context of the appeal i.e., interested party). *This information will assist the Inspector and will prove useful should the participants need to be contacted ahead of the event e.g., should the event need to move online and be held virtually*
- that anyone wishing to speak at the hearing should make themselves known to the Inspector on the day as the Planning Inspectorate will not respond to requests to speak at the event in advance of the hearing
- All queries relating to the venue should be directed to the local planning authority
- where the appeal documents can be inspected in person (by appointment at the Council Offices)

- a link (via the Council's website) to the appeal documents if published online
- that the decision will be published on <https://acp.planninginspectorate.gov.uk>
- what facilities are available for people with disabilities e.g., parking spaces, venue access and seating arrangements etc
- Planning Inspectorate Reference: **APP/.....**

If you consider it appropriate, please notify the press of the hearing and, if notice of the hearing is published in the press, send a copy of the notice(s) to me.

Planning obligations - section 106 agreements

A planning obligation, often referred to as a 'section 106 agreement', must be agreed, signed and submitted to me **no later than 2 weeks** before the hearing opens.

Costs

The appellant(s) has been directed to GOV.UK for further information regarding costs – planningguidance.communities.gov.uk/blog/guidance/appeals. You should also be aware that costs may be awarded to either party.

Additionally, a Planning Inspector or the Secretary of State may on their own initiative make an award of costs, in full or in part, if they judge that a party has behaved unreasonably resulting in unnecessary appeal expense.

The Appeal decision

The decision is expected to be issued on or before **30 March 2026**

Yours sincerely,



<https://www.gov.uk/government/publications/planning-inspectorate-privacy-notice>

Where applicable, you can use the internet to submit documents, to see information and to check the progress of cases through GOV.UK. The address of the search page is - <https://www.gov.uk/appeal-planning-inspectorate>



Planning Inspectorate

Temple Quay House
2 The Square
Bristol
BS1 6PN

Direct Line: 0303 444 5067
Customer Services:
0303 444 5000

Email: North4@planninginspectorate.gov.uk
www.gov.uk/planning-inspectorate

Your Ref: 25/00023/AGN
Our Ref: APP/V0510/W/25/3374547

[REDACTED]
East Cambridgeshire District Council
The Grange
Nutholt Lane
Ely
Cambridgeshire
CB7 4EE

24 October 2025

Dear [REDACTED],

Town and Country Planning Act 1990
Appeal by Dr Anthony George Thompson-Starkey
Site Address: Possenhofen, 21D Cannon Street, Little Downham,
Cambridgeshire, CB6 2SR

We have received the above referenced appeal.

We have checked the documents submitted and confirm that the appeal is valid. If we later find out that this is not the case we will write to you again.

We are now waiting for a suitable Planning Inspector to become available. Once we are able to appoint an Inspector you will be allocated a named case officer who will write to you starting the appeal and setting out details of the timetable and procedure (the 'start letter'). They will also confirm when the Inspector's site visit/hearing will take place.

Information about the latest average timescales for appeals, including the average time from when an appeal is confirmed as valid to the start of the appeal timetable, can be found at: <https://www.gov.uk/guidance/appeals-average-timescales-for-arranging-inquiries-and-hearings>

Appeals Casework Portal

Details of your appeal will be available to view on the Appeals Casework Portal as soon as a 'start' letter has been issued.

Important information

Please note that we are not able to respond to queries relating to the time taken to issue a 'start' letter.

The Planning Inspectorate deals with approximately 20,000 appeals a year in locations all over England. In order to process these as efficiently as possible our staff work hard to ensure that they identify Inspectors in the appropriate location with the appropriate

experience to determine cases.

Please be assured that when we are able to appoint an Inspector to determine your appeal we will contact you again at that time.

Information about the appeals process can be accessed at GOV.UK - <https://www.gov.uk/government/publications/planning-appeals-procedural-guide>. I recommend that you read the relevant guidance.

Yours sincerely,

A black rectangular redaction box covering the signature of the sender.

<https://www.gov.uk/government/publications/planning-inspectorate-privacy-notice>

From: appeals <appeals@eastcambs.gov.uk>

Sent: 12 November 2025 14:28

To: [REDACTED]@eastcambs.gov.uk; [REDACTED]
[REDACTED]@eastcambs.gov.uk; [REDACTED]@eastcambs.gov.uk

Subject: FW: Planning Inspectorate APP/V0510/W/25/3374547: Possenhofen, CB6 2SR

Hi

Please see below PINS response to rebut letter.



[REDACTED]
Technical Support Officer

Planning



01353 665555



www.eastcambs.gov.uk



eastcambsgov



@EastCambs

East Cambridgeshire District Council, The Grange, Nutholt Lane, Ely, Cambridgeshire CB6 2SR

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Certified Carbon Literate



From: North4 <north4@planninginspectorate.gov.uk>

Sent: 11 November 2025 15:34

To: appeals <appeals@eastcambs.gov.uk>

Cc: [REDACTED]@planninginspectorate.gov.uk

Subject: FW: Planning Inspectorate APP/V0510/W/25/3374547: Possenhofen, CB6 2SR

Dear [REDACTED] Thank you for your letter (attached). Having duly considered the points you have put forward, the Inspector has concluded that whilst we appreciate the reference to Part 1 Class E within the appellant's statement of case

External sender <north4@planninginspectorate.gov.uk>

Make sure you trust this sender before taking any actions.

Dear [REDACTED]

Thank you for your letter (attached).

Having duly considered the points you have put forward, the Inspector has concluded that whilst we appreciate the reference to Part 1 Class E within the appellant's statement of case, the appeal is made under Part 6 Class A, and we feel there is merit to test the evidence in this regard.

Consequently, the appeal will be dealt with by way of a Hearing, which will take place on 16 February 2026.

Kind regards

[REDACTED]

Team Leader

Planning Ops North 4

From: appeals <appeals@eastcambs.gov.uk>

Sent: 31 October 2025 14:05

To: North4 <north4@planninginspectorate.gov.uk>

Subject: RE: Planning Inspectorate APP/V0510/W/25/3374547: Possenhofen, CB6 2SR

Good afternoon,

Following the letter we received for APP/V0510/W/25/3374547 please find case officer's comments regarding the Hearing.

Thank you in advance.

Kind regards,




Technical Support Officer

Planning



01353 665555



www.eastcambs.gov.uk



eastcambsgov



@EastCambs

East Cambridgeshire District Council, The Grange, Nutholt Lane, Ely, Cambridgeshire C

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██████████
Temple Quay House
2 The Square
Bristol
BS1 6PN

This matter is being dealt with by

██████████
Email: ██████████@eastcambs.gov.uk
Phone: 01353665555
My Reference: 25/00023/AGN
Your reference: APP/V0510/W/25/3374547
Date: 31st October 2025

Dear ██████████,

RE: Response to the proposed appeal procedure for the appeal at Possenhofen, 21D Cannon Street, Little Downham, Ely, Cambridgeshire, CB6 2SR

I am writing in response to the Inspectorate's letter dated 30th October 2025 regarding the proposed procedure for determining the appeal relating to the planning application referenced above.

I formally request that the appeal be dealt with by the **written representations procedure** instead of a hearing for the following reasons:

- **Reason:** Upon reading the appellant's statement of case, it is clear that they seek to erect an outbuilding under permitted development, Schedule 2, Part 1, Class E. However, the application which they are appealing was for Schedule 2, Part 6, Class A (agricultural). Therefore, it is clear that the wrong application has been applied for. The appeal can adequately be addressed through a written argument rather than verbal, as verbal testimony won't change the fact that they have incorrectly applied for the proposed development.

We believe that the written representations method is the most efficient and appropriate means to reach a fair decision in this specific case, ensuring all parties' views are considered without the need for a formal hearing.

Thank you for considering my request. I would appreciate confirmation that our preference has been noted and will be taken into account.

Yours faithfully,



Planning officer

From: Catherine Looper
Sent: 15 April 2025 11:40
To: [REDACTED]@eastcambs.gov.uk>
Subject: RE: 25-00023-AGN OR 21D Cannon Street

Thank you

No we haven't taken a view. There would be much more information we'd need in order to make any kind of assessment as the info submitted with an AGN is very limited- we don't even site visit for those. In the first instance I'd suggest they came in for pre-app.



East Cambridgeshire
District Council

[REDACTED]
Major Projects Planning Officer
Planning Service

From: David Morren
Sent: 15 April 2025 11:38
To: [REDACTED]
Subject: RE: 25-00023-AGN OR 21D Cannon Street

Signed copy attached.

Have we taken a view as to whether we would/could support an app if it came in. Due to the member interest I think having that up our sleeve to assist would be beneficial.



East Cambridgeshire
District Council

David Morren MRTPI
Strategic Planning & Development Management Manager
Planning



01353 665555



www.eastcambs.gov.uk

From: [REDACTED]@eastcambs.gov.uk>
Sent: 15 April 2025 10:27
To: David Morren <David.Morren@eastcambs.gov.uk>
Subject: FW: 25-00023-AGN OR 21D Cannon Street
Importance: High

Hi David

Please could you cast your eye over this and check you're happy due to Member interest

Many thanks



East Cambridgeshire
District Council

[REDACTED]
Major Projects Planning Officer
Planning Service

From: [REDACTED]@eastcambs.gov.uk>
Sent: 14 April 2025 15:52
To: [REDACTED]
Subject: 25/00023/AGN - Possenhofen 21D Cannon Street

Dear [REDACTED]

I have reviewed the above application against Schedule 2, Part 6, Class A for an agricultural development on units of 5 hectares or more.

The application does not accord with several areas of the criteria as follows:

Section A – The area of agricultural unit would not meet the land criteria of 5 hectares or more.

Section A.1 – The development carried out would be on a parcel of land less than 1 hectare.

- The development would be located within 400m of a protected building and would house livestock and does not meet the conditions in A.2.

For the above reasons, the application fails to meet the criteria of this class and would require full planning permission.

The refusal will be issued by end of day 15/04/25, and the full assessment will be available in my officer report.

Kind Regards,



East Cambridgeshire
District Council

[REDACTED]
Planning Officer
Planning

APPEAL HEARING - 25/00023/AGN - 25/00030/REFAPP - 21D Cannon Street Little Downham (CP)



PLServices

Required Cassy Paterson; Rachel Gordon; Ashleigh O'Connor; Sarah Paris; Bobbie Athinodorou; Samar Nakhleh

We couldn't find this meeting in the calendar. It may have been moved or deleted.

10 February 2026 08:00-08:30 Council Chamber

Microsoft Teams [Need help?](#)

[Join the meeting now](#)

From: appeals <appeals@eastcambs.gov.uk>

Sent: 22 December 2025 09:48

To: Little Downham Parish Council (SMTP)

<clerk@littledownhamparishcouncil.gov.uk>; PlanningCommitteeMembers

<PlanningCommitteeMembers@eastcambs.gov.uk>;

alison.hayes@newmarketjournal.co.uk; East.HighwaysDM@cambridgeshire.gov.uk;

newsdesk@cambridge-news.co.uk

Subject: Change of procedure: APP/V0510/W/25/3374547 - 25/00023/AGN -
Possenhofen, 21D Cannon Street, Little Downham

Good morning,

Per confirmation from PINS and agreed with all parties, the appeal procedure has changed from a hearing to a written representation.

Thank you in advance.

Kind regards,



East Cambridgeshire
District Council



Technical Support Officer

Planning



01353 665555



www.eastcambs.gov.uk



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@EastCambs

East Cambridgeshire District Council, The Grange, Nutholt Lane, Ely, Cambridgeshire C

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