East Cambridgeshire District Council

# Minutes of a Meeting of the Planning Committee

Held at The Grange, Nutholt Lane, Ely, CB7 4EE at 2:00pm on Wednesday 7 October 2026

**Present:**
Cllr Christine Ambrose Smith
Cllr Christine Colbert
Cllr Lavinia Edwards
Cllr Mark Goldsack (Vice-Chair)
Cllr Martin Goodearl
Cllr Kathrin Holtzmann (Substitute)
Cllr Bill Hunt (Chair)
Cllr Alan Sharp
Cllr John Trapp
Cllr Ross Trent

**Officers:**
Patrick Adams – Senior Democratic Services Officer
Sophie Browne – Planning Team Leader
Maggie Camp – Director Legal and Monitoring Officer
Rachael Forbes – Senior Planning Officer
Rachel Gordon – Planning Team Leader
Catherine Looper – Major Projects Planning Officer
David Morren – Strategic Planning and Development Management Manager
Dominic Rosher – Planning Assistant
Charlotte Sage – Planning Officer

**In attendance:**
Harvey Bibby – Applicant
Edward Clarke – Applicant's agent
Matthew Ingrey – Applicant's agent
Simon Tindle – Applicant's agent

## 39. Apologies and substitutions

Apologies for absence were received from Cllr James Lay and Cllr Christine Whelan. Cllr Kathrin Holtzmann acted as a substitute for Cllr Whelan.

## 40. Declarations of interest

None.

## 41. Chair's announcements

The Chair introduced those present.

## 42. Minutes

The minutes of the meeting held on 2 September 2026 were agreed as a correct record.

## 43. 26/00237/ESO – Wellington Road, Lancaster Way Business Park, Ely

Catherine Looper, Major Projects Planning Officer, presented a report (AB81, previously circulated) on an outline application for the provision of up to 72,656sqm of B2 and B8 floor space and associated works.

Edward Clarke, the applicant's agent, made the following statement.

"I am speaking in support of this application and respectfully ask Members to endorse the officer's recommendation for approval. I would like to take this opportunity to thank Catherine and David for their constructive engagement and assistance throughout the determination of this application.

"The application site comprises the remaining undeveloped parcels of Lancaster Way Business Park. It is expressly allocated for employment development under Policy ELY 11 of the adopted Local Plan and, until recently, benefited from outline planning permission for substantially the same development. The principle of employment development on this land is therefore firmly established in both policy and planning history.

"The application seeks to renew the planning permission enabling the delivery of the remaining of E(g), B2 and B8 floorspace following the end of the period for submitting further Reserved Matters applications under the original permission.

"The principal estate roads, drainage infrastructure, utilities and structural landscaping have already been delivered in substantial part. Detailed design, layout, appearance, landscaping and plot-specific matters will remain subject to separate Reserved Matters applications.

"The economic case is particularly compelling. Lancaster Way forms part of the Cambridge Compass Enterprise Zone and is already firmly established as a major employment destination within East Cambridgeshire. The Council's own Economic Development consultation response records 906 full-time equivalent jobs within the Enterprise Zone as of September 2025, together with approximately £97.5 million of private investment in the site and its supporting infrastructure to date. The remaining development plots will provide capacity for further business investment, expansion and employment growth.

Importantly, as Lancaster Way forms part of the Enterprise Zone, East Cambridgeshire District Council retains 50% of the business rates generated within the Enterprise Zone. The Council's Economic Development Team records that this is currently worth approximately £250,000 per annum, with around £3 million already retained by the Council, and identifies potential income to East Cambridgeshire of approximately £19.8 million between 2026 and 2041 as the Enterprise Zone continues to develop.

"The accompanying transport assessment and its forecast of development trips and transport mitigation have been fully accepted by Cambridgeshire County Council. It is also important to note that the majority of the agreed transport improvements to fully mitigate the original permission have already been delivered or paid in full by the applicant. This includes upgrades to the A10 A142 Witchford roundabout that were delivered around 2021.

"The proposal will nevertheless secure a further £300,000 in financial contributions towards the Ely Zipper bus services, together with plot-specific Travel Plans for each Reserved Matters application. Cambridgeshire County Council supports the proposals, and the officer's report concludes that the residual impact upon the highway network would not be severe and that there would be no unacceptable impact upon highway safety.

"The Council's Senior Ecologist supports the application, with appropriate Skylark mitigation to be secured and a minimum 10 per cent biodiversity net gain delivered. In addition, future development will incorporate sustainable technologies, including solar PV, air-source or ground-source heat pumps, and electric vehicle charging points, helping to ensure that the next phase of Lancaster Way is both environmentally responsible and fit for the future.

"Members are therefore being asked to approve the continuation of a long-planned, allocated and substantially infrastructure-served employment site. The principle is firmly established; the economic benefits are significant, both in terms of employment and substantial business-rate income retained locally; and the technical consultees raise no objection, subject to appropriate conditions and the Section 106 agreement. For those reasons, I respectfully ask Members to support the officer's recommendation and grant outline planning permission. Should Members have any questions, Harvey Bibby of Grovesmere, Matthew Ingrey of KMC Transport Planners and I will be pleased to assist."

Councillors were invited to ask questions to Edward Clarke, Harvey Bibby and Matthew Ingrey.

In reply to Cllr Mark Goldsack, Matthew Ingrey explained that the impact on the local roads and access to the site had been calculated as an additional 440 car journeys every morning. Funds had already been agreed for mitigation of the traffic when the original application had been agreed. Edward Clarke reported that the maximum number of employees was 3,250, although all these people would not be on site at the same time, due to hybrid working. He confirmed that

any future businesses on the site would require planning permission from the Council.

In reply to Cllr Christine Colbert, Matthew Ingrey reported that according to a recent transport assessment, 5% arrived to work by bike and this would equate to 25-30 cycling commuters if the development was agreed. The County Council had decided to direct the developer's contributions to improving the local bus service, whilst the Combined Authority were considering the construction of a cycle crossing.

In reply to Cllr John Trapp, Matthew Ingrey explained that the expected number of bus journeys was based on a survey done in 2021. He reported that three bus services connected to the site. Harvey Bibby explained that the developer was keen to promote more bus travel by its employees and had been contributing £41,500 a year to the Zipper 1 bus service.

The Chair invited additional comments from officers. The Major Projects Planning Officer confirmed that the Zipper 1 provided a service to the wider community as well as the Lancaster Way Business Park.

Members of the Committee were invited to ask questions to officers.

In reply to Cllr Martin Goodearl, the Major Projects Planning Officer explained that the Council were negotiating the terms of the Section 106 Agreement. It was likely that the £300,000 contribution would fund the Zipper bus service or improvements to the A10 roundabout. In reply to Cllr Christine Colbert, the Major Projects Planning Officer acknowledged the support for a cycle bridge but explained that the County Council were responsible for transport and would decide where the funds should be directed. In reply to Cllr Alan Sharp, the Major Projects Planning Officer reported that the applicant had offered to fund a reduction in the speed limit on the A142 and improve cycle signage, but this had not been accepted by the County Council.

In reply to Cllr John Trapp, the Major Projects Planning Officer explained that a report from Highways had concluded that the overall impact of the development on the highway network could be mitigated by improving the bus service. The developer could not be expected to resolve the current traffic issues and according to the National Planning Policy Framework, applications should only be refused if they have a severe impact on the traffic network in terms of capacity and congestion. The Strategic Planning and Development Management Manager explained that mitigation had been put in place as a result of the 2008 application. The Council were being asked to agree what additional mitigation was required as a result of the current application.

The Committee moved into debate.

Cllr Mark Goldsack expressed his support for the application, as it would deliver employment in the right location and had proper mitigation measures in place. Cllr Alan Sharp also supported the scheme, and he explained that as a member of the Transport Committee on the Combined Authority he could confirm that

the outline business case for a cycle path had been agreed, and he hoped that over time this would be delivered. Cllr Bill Hunt supported the application, which would make financial contributions to improve the condition of the BP roundabout.

Cllr John Trapp suggested that more should be done to encourage cycling between the business park and Ely. Cllr Christine Ambrose Smith stated that developers should not be held responsible for the lack of cycle routes.

Cllr Bill Hunt proposed and Cllr Mark Goldsack seconded that the Committee approve the application. A vote was taken and with 9 votes in favour, none against and 1 abstention.

The Committee **agreed**

to resolve

to **approve** the application, subject to the conditions set out in Appendix 1.

To delegate authority to the Strategic Planning and Development Management Manager to finalise the terms of completion of the deed of variation to the original S106 legal agreement and subsequent modifications, to bind the current application to the existing S106 and secure further finance contributions to ongoing provision of the bus service.

## 44. 26/00642/FUM – Elean Business Park, Sutton

Charlotte Sage, Planning Officer, presented this report (AB82, previously circulated), on an application for the change of use from storage and distribution to general industrial use. It was noted that the word “all” in the last sentence in paragraph 1 of the report should read “allow”.

Members were invited to ask questions for officers.

In response to Cllr John Trapp, the Planning Officer stated that she understood that there was sufficient car parking for employees on site. It was understood that although the new site was larger there would be little change in the number of employees.

The Committee moved into debate.

Cllr Mark Goldsack expressed his support for the application, as it was a suitable site for the development and he wanted to support a local business. Cllr Martin Goodearl also supported the proposed change of use as it was on the existing site. Cllr Bill Hunt supported the application, as it would provide

local jobs. Cllr John Trapp asserted that he saw no reason to object to the application.

Cllr Mark Goldsack proposed and Cllr Martin Goodearl seconded that the Committee approve the application. A vote was taken and

the Committee unanimously **agreed**

to resolve:

to **approve** the application, subject to the conditions set out in Appendix 1.

## 45. Planning Performance Report – August 2026

David Morren, Strategic Planning and Development Management Manager, presented a report summarising the performance of the Planning Department in August 2026. It was noted that an appeal had been received regarding the Defreville Farm application in Aldreth.

The Committee agreed

to resolve to **note** the report.

The meeting concluded at 2:55 pm.

Chair……

Date……

DRAFT