



East Cambridgeshire District Council

Meeting: Extraordinary Planning Committee

Time: 2:00pm

Date: Tuesday, 13 August 2024

Venue: Council Chamber, The Grange, Nutholt Lane, Ely, CB7 4EE

Enquiries regarding this agenda: Leah Mickleborough

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Committee membership

Quorum: 5 members

Conservative members

Cllr Christine Ambrose Smith
Cllr David Brown (Vice-Chair)
Cllr Lavinia Edwards
Cllr Martin Goodearl
Cllr Bill Hunt (Chair)
Cllr James Lay

Conservative substitutes

Cllr Keith Horgan
Cllr Julia Huffer
Cllr Alan Sharp

Liberal Democrat members

Cllr Chika Akinwale
Cllr Ross Trent
Cllr John Trapp
Cllr Christine Whelan
Cllr Gareth Wilson (Lead Member)

Liberal Democrat substitutes

Cllr Christine Colbert
Cllr Lorna Dupré
Cllr Mary Wade

Lead Officer: David Morren, Interim Planning Manager

9:50am: Planning Committee members meet at The Grange reception for site visits.

AGENDA

- 1. Apologies and substitutions** [oral]
- 2. Declarations of interests** [oral]

To receive declarations of interests from Members for any items on the agenda in accordance with the Members Code of Conduct.

3. Chair's Announcements

[oral]

4. 19/01600/ESO

Outline planning application for up to 540 dwellings, a medical centre (E(e) use class), and up to 1,600 sqm GIA of use classes: E (a)(b)(c)(e)(f)(g) sui generis (r) hot food takeaway, F1, and F2 and associated highways and infrastructure works, drainage, open space and landscaping, with all matters reserved save for Phase 1 and 3B including landscaping, drainage, infrastructure works and open space, and access (including highways and infrastructure works) via a new roundabout to the A142, and new access points to the NE boundary of Staploe Medical Centre, the former garden centre, and to the boundary of land between East Fen Common and Cornwell Close.

Location: Land West Of A142 Between East Fen Common And Qua Fen Common, And East Of Brewhouse Lane Soham Cambridgeshire

Applicant: This Land Development Ltd

Agent: Carter Jonas LLP

Public access link: <http://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q2LUA9GG0CT00>

5. 24/00146/FUM

Development of a new health care facility of 1,895m² (GIA) and pharmacy of 120m² (GIA) (Use Class E(e)), associated car parking, lighting, landscaping, public realm and utilities, demolition of existing Staploe Medical Centre, pharmacy, and 59 Brewhouse Lane (and associated structures), and utilisation of existing access on to Brewhouse Lane

Location: Land Rear Of Health Centre Brewhouse Lane Soham Cambridgeshire

Applicant: Mereside Medical and This Land Ltd

Agent: Carter Jonas LLP

Public access link: <http://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S8HTQLGGJGE00>

Notes

1. Members of the public are welcome to attend this meeting. Please report to the main reception desk on arrival at The Grange. Visitor car parking on-site is limited to 1h but there are several [free public car parks close by](https://www.eastcambs.gov.uk/parking/car-parks-ely) (<https://www.eastcambs.gov.uk/parking/car-parks-ely>). The maximum capacity for meetings in the Council Chamber has been assessed by the fire officer and taking into account required attendees, we anticipate that a maximum of 40 spaces for members of the public will be available, which may include some standing spaces. Public access to the Council Chamber will be from 30 minutes before the start of the meeting and, apart from for registered public speakers, is on a "first come, first served" basis.

The livestream of this meeting will be available on [the committee meeting's webpage](https://www.eastcambs.gov.uk/meetings/extraordinary-planning-committee) (<https://www.eastcambs.gov.uk/meetings/extraordinary-planning-committee>). Please be aware that all attendees, including those in the public gallery, will be visible on the livestream.

2. The Council has a scheme to allow [public speaking at Planning Committee](https://www.eastcambs.gov.uk/committees/public-speaking-planning-committee) (<https://www.eastcambs.gov.uk/committees/public-speaking-planning-committee>). If you wish to speak on an application being considered at the Planning Committee please contact the Democratic Services Officer for the Planning Committee democratic.services@eastcambs.gov.uk, to **register by 10am on Monday, 12 August**. Please be aware that we have already received interest from a range of speakers and therefore, in line with our protocol, we will encourage public speakers to work together to share their allocation of time. Similarly, if any member of the public is unable to attend but would normally wish for a statement to be read on their behalf, we will encourage them to instead contact those who have registered to speak. Please note that on this occasion the Chair has indicated that public speaking may be extended to **10** minutes in total for each of the following groups:
 - Objectors
 - Applicant/agent or supporters
 - Local Parish/Town Council
 - National/Statutory Bodies
 3. The Council has adopted a ‘Purge on Plastics’ strategy and is working towards the removal of all consumer single-use plastics in our workplace. Therefore, we do not provide disposable cups in our building or at our meetings and would ask members of the public to bring their own drink to the meeting if required. We will have some printed copies of the agenda available for members of the public, but we encourage you to bring an electronic device on which you can view the agenda if you wish to in order to support us in reducing our paper use. A QR code will be available to directly link to the agenda online.
 4. Fire instructions for meetings:
 - if the fire alarm sounds, please make your way out of the building by the nearest available exit, which is usually the back staircase or the fire escape in the Chamber and do not attempt to use the lifts
 - the fire assembly point is in the front staff car park by the exit barrier
 - the building has an auto-call system to the fire services so there is no need for anyone to call the fire services
 - the Committee Officer will sweep the area to ensure that everyone is out
 5. Reports are attached for each agenda item unless marked “oral”.
 6. If required, all items on the agenda can be provided in different formats (such as large type, Braille or audio tape, or translated into other languages), on request, by calling main reception on (01353) 665555 or e-mail: translate@eastcambs.gov.uk
 7. If the Committee wishes to exclude the public and press from the meeting, a resolution in the following terms will need to be passed:

“That the press and public be excluded during the consideration of the remaining item no(s). X because it is likely, in view of the nature of the business to be transacted or the nature of the proceedings, that if members of the public were present during the item(s) there would be disclosure to them of exempt information of Category X of Part I Schedule 12A to the Local Government Act 1972 (as amended).”
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