



THE CITY OF ELY COUNCIL
SESSIONS HOUSE
LYNN ROAD, ELY
CAMBS CB7 4EG

MEETING OF PLANNING COMMITTEE (A & B) AT SESSIONS HOUSE, LYNN ROAD, ELY
ON TUESDAY 20TH JUNE 2017 AT 7.00 PM

PLANS FOR CONSIDERATION (* indicates possible delegated decision)

<u>PLAN REF</u>	<u>LOCATION</u>	<u>PROPOSAL</u>	<u>RECOMMENDATION</u>
<u>NEW PLANS</u>			
A.* 17/00855/FUL	2 Dovehouse Close, Ely	Garage conversion into annexe	There were no concerns, provided that at least 2 car parking spaces were provided within the plot.
B.* 17/00886/PDR	60 Collier Close, Ely	Two new windows in ground floor side wall	No concerns.
C.* 17/00888/FUL	7 St Ovins Green, Ely	Conversion of single dwelling to two single dwellings	There were no concerns providing that there is parking provision for 2 cars.
D.* 17/00897/FUL	12 Lynton Close, Ely	Ground floor modifications and rear extension	No concerns.
E.* 17/00904/FUL	Lark Engine Farm, Lark Bank, Prickwillow, Ely	Erection of agricultural building	No concerns.
F.* 17/00915/FUL	Richmond House, 16-18 Broad Street, Ely	Change of layout of previously approved application reference 16/01539/FUL	There were no concerns but it was observed that there is no disability/mobility access to the building.
G.* 17/00945/FUL	Bransford House, Lynn Road, Ely	First floor extension above existing living room and Proposed garage/workshop	No concerns.
H.* 17/00948/FUL	1 Herons Close, Ely	First floor extension	No concerns.
<u>Amended Plans (amendments shown in italics)</u>			
I.* 17/00428/FUM	Land South East of Cambs Business Park, Angel Drove, Ely	Hybrid planning application consisting of a detailed scheme for a food retail store (all detail provided) use Class A1, and two non-food retail stores (all detail provided) use Class A1 and an outline scheme for 3 No office buildings use Class B1 together with means of access and associated infrastructure. <i>Amendment involves a revised masterplan and reduction in size of Unit A from 27.49k sq ft GFA to 22.88 sq ft and increase in number of car parking spaces</i>	Feel very strongly that this site must have a hotel included within Phase 2. A condition of approval must be that there is a Section 106 agreement, which includes an allocation of money that will go towards mitigating any adverse impact on retail within the city centre.

J.* 17/00604/FUM	Market Place, Ely	Proposed development comprising 12 no. apartments formed in 2 additional storeys over existing two storey building, including building over existing yard and enhancement of the existing fenestration and external facades. <i>Revised application from Certificate B.</i>	* Please see comments at end of list.
K.* 17/00750/FUL	16 Bentham Way, Ely	Garage conversion and single storey rear extension <i>The amendment involves a reduction in the size of the proposed extension</i>	No concerns

* The majority of the City of Ely Council, in principle, are in favour of this development in order to replace the eyesore that exists on the Market Place. The Council understands the commercial needs for a building of this proposed height. We feel the design of the top floor makes this more acceptable.

We are very concerned about the blandness of this building and are pleased to note that amendments have been requested by the planning department to rectify this image. This could also be alleviated by tasteful artwork or features, such as a clock.

A major concern is the management and storage of refuse as we do not expect bins and refuse bags to be left outside of this building other than for immediate collection. This has not been considered within this planning application. There is no mention of renovation of the shops below and it was felt that they would not be in keeping with the proposed development.

The City of Ely Council would expect the developer allocation of affordable housing, but not necessarily on this site.