



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

**MEETING OF THE PLANNING COMMITTEE  
MONDAY 29th JUNE 2020 AT 6.15PM.**

**PLANS FOR CONSIDERATION (\* indicates possible delegated decision)**

<b>PLAN REF</b>	<b>LOCATION</b>	<b>PROPOSAL</b>	<b>RECOMMENDATION</b>
<b><u>NEW PLANS- NO. 739</u></b>			
A.* 20/00343/FUL	32 New Barns Road, Ely	Demolition of rear single-storey extension and construction of new single-storey rear extension.	No concerns.
B.* 20/00645/FUL	5 Cromwell Road, Ely	To replace existing bay and top bedroom windows with PVC sash windows.	No concerns.
C.* 20/00658/FUL	Four Water Pumping Station, Downham Road, Ely	Construction of Foul Water Pumping Station.	No concerns.
D.* 20/00676/FUL	The Old Hall, Soham Road, Stuntney, Ely	To construct a single-storey gabled rear extension to accommodate male & female WC with existing landscaped terrace adapted to suit.	No concerns.
E.* 20/00687/FUL	Grassed area between 10 & 11 Birch Close, Ely	Construction of a four-bedroom dwelling.	Recommends refusal due to over-development of the site, lack of parking and no direct highway access.
F.* 20/00695/AND	Land South East of Wellington Road, (Plot 208), Lancaster Way Business Park, Ely	Erection of free-standing sign and installation of building signage as well as associated infrastructure.	No concerns.
G.* 20/00730/FUM	Swimming Pool, Newnham Street, Ely	Erection of 13 dwellings and associated parking and landscaping.	Please see comments below.
H.* 20/00732/FUL	1 Williams Close, Ely	Single-storey side extension.	No concerns.

**AMENDED PLANS** (*amendments shown in italics*)

I.*	20/00521//FUL	Site adjacent to 60 Cambridge Road, Ely	Change of use from former petrol filling station forecourt to 2 new 4-bedroom houses. <i>The amendment includes amended house design.</i>	No concerns.
J.*	20/00518/FUL	21 Cambridgeshire Close, Ely	Rear ground floor single-storey extension and rear second-storey extension with internal alterations. New porch extension to front of property. <i>The amendment involves a step down in the ridge height of the extension and a change in materials to the porch.</i>	No concerns subject to no loss of light having and impact on the neighbours.
K.*	20/00535/FUL	24 Debden Green, Ely	Two-storey side extension. <i>The amendment involves the removal of the protruding balcony at the rear. This element has been replaced with a Juliette balcony.</i>	No concerns.
L.*	20/00067/VAR	Land South West of TerryAnn, Old Bank, Prickwillow, Ely	Variation of condition 1 (Approved plans) of previously approved 17/01364/FUL for 3 no. three-bed dwellings (Phased development). <i>The additional information includes a request to change the wording of Condition 11 which relates to the installation of a passing bay within the public highway, from pre-commencement to 'prior to occupation'. The passing bay would be to Cambs County Council specification.</i>	Members objected to the variation on the grounds that a passing bay needs to be in place for the construction of the houses.
M.*	20/00456/FUL	1-4 Riverside Close, Prickwillow, Ely	Demolition of existing bungalows and construction Of 5 one and a half storey dwellings. <i>The additional information received includes details relating to flood risk.</i>	No concerns.
N.*	20/00587/FUL	29 St Martins Walk, Ely	Single-storey ground floor front extension and loft conversion. <i>The amendment includes alterations to the scale and design of the porch.</i>	No concerns.

G.\* 20/00730/FUM Swimming Pool, Newnham Street, Ely – Erection of 13 dwellings and associated parking and landscaping.

The City of Ely Council strongly objects to the proposed plans and recommends refusal.

Historically this has been a recreational area adjacent to one of the precious green areas close to the centre of the City. This is recognised in the Ely Masterplan of 2010 as well as the 2015 Local Plan expressed in Policy Ely 3.

In the latter the stated ambition is to provide mixed development in the area, and the opportunistic building of houses in the proposed location will limit that possibility in the future. Contrary to that vision, the orientation of the development fails to provide a positive frontage to the Paradise Field, and it interdicts the existing footpath to the city centre via Paradise field, and seriously compromises any ambition to improve pedestrian links in this area. The proposal therefore conflicts with planning policy ELY3 of the 2015 Local Plan.

The use of prefabricated materials and flat roofs is not in keeping with the eclectic mix of traditional styles in the locality.

The development is not within a residential area, the nearest street houses being at least 80 metres from the site. It will always stand out as an isolated block thus adding to a general loss of amenity.

This represents a piecemeal development not linked to a longer-term plan, and further master-planning is needed.

The development is too close to, and overbears, a children's play area owned by the City Council. The play area would be adversely affected during construction, and might well be damaged. In the longer-term children accessing and exiting the play area would be at high risk from traffic manoeuvring within the development.

It is unclear on what terms the 4 small, one bedroomed apartments will be marketed as affordable.

The location is likely to lead to future residents complaining of noise from the surrounding recreational activities.

Any development should protect and enhance the historic environment of Ely and this clearly does not.

There is no gain to the City of Ely, and thus the City Council rejects the proposed development.