

Update to Planning Committee

24/00510/VARM Land North of Cam Drive, Ely

Matter 1

Following submission of the Officer Report for publication, a letter was sent by Councillor Alison Whelan to local residents regarding the application. This has triggered additional public responses received by the Planning Department. A copy of the letter is shown below for Members' reference.

Councillor Alison Whelan



January 2025

Dear Ely North resident,

Ely North Local Centre, North of Cam Drive

You will be aware that the developer has applied to remove the public house from the planning application for the local centre. The developer is obliged to make the land available and has not been able to find anyone prepared to invest in building the pub.

The planning Committee of East Cambridgeshire District Council will hear the application on 15th January 2025, with the meeting starting at 2pm.

Your views are important, and I would be grateful if you would email me with your views. Please email councillor@alisonwhelan.info

Background

The Co-op have come forward with plans to build the shops, community hall and nursery, but the problem is that this does not include the pub and the developer sees the local centre as a single area of development. No one else has come forward willing to build the pub.

The developer has stated that if the application to vary is not approved, then neither the pub, nor the shop or other parts of the local centre will be built for several years as they will need to start the process of finding an investor for the whole site again. If it is approved, the Co-op hope to see building started by the end of the current year for the other elements of the local centre.

As a member of the Campaign for Real Ale, I am very conscious of the pressures on pubs at the moment with far too many closing and chains that were investing, pulling out of developments they had already approved, but I would like to see a family oriented pub/restaurant offering good quality food and drink.

I am concerned that we would all like to have the shop built quickly, but that is likely to mean the pub will not be built.

You can see full details of the proposed changes and comments on the planning website <https://pa.eastcambs.gov.uk/online-applications/> and searching for the application number 24/00510/VARM

Attending the meeting

The planning committee is a public meeting and will be held at the Grange, Nutholt Lane at 2pm on 15th January 2025. You can attend and can speak, but the amount of time available limits the number of speakers.

If you wish to speak at the Planning Committee, please contact Democratic Services, democratic.services@eastcambs.gov.uk by 10am on the Monday prior to the meeting, stating whether you wish to speak as a supporter or objector to the variation. You will need to quote application number 24/00510/VARM.

You can also let me have your views by email to councillor@alisonwhelan.info and I will aim to share as many of these as I can in the time allotted to me at the meeting.

If there are other matters you would like to discuss you can also contact me by email.

Kind regards



County Councillor, Ely North
District Councillor, Ely North

Matter 2

Additional Neighbour Responses Received Since Publication of Report:

Date Received	Response
04.01.2025	<p>Whilst we would ideally like a pub, we agree with the justifications to change the planning so that the rest of the development can be completed. We have lived here since May 2019 on the promise of a shop and working hub and we would like to see these built ASAP as they are the most important aspects of the local centre for us. We can live without the pub.</p>
04.01.2025	<p>I am writing to express my strong support in favour of approving the application to vary the plans. This residential development desperately needs shops and a nursery, and it is futile to wait for a pub when so many pubs across the country are closing. Please could you pass on my views to the appropriate committee.</p>
04.01.2025	<p>Thank you for your letter delivered today advising of the status of the Ely North Local Centre development and the meeting on 15th of January for which you are gathering feedback.</p> <p>I have to say I am surprised by your letter indicating your support for the pub, given this seems to be in direct conflict with the opinion of all local residents I have spoken to, without exception.</p> <p>Since moving in a year ago, I have understood that not only is the pub deemed unnecessary in the area, but it is also actually discouraged. I would expect support for this to be very limited and therefore create another struggling business.</p> <p>There is a pub on the leisure park which is just a 7 minute walk or a 3 minute drive away should people want one. We don't need one on our doorstep in the middle of a residential area, almost immediately next to a school.</p> <p>To add, at this same leisure park, there are multiple incredibly family friendly food offerings, so this is not lacking, and those businesses should be supported.</p> <p>What we need, and we were promised, are the facilities that residents will use. The shop being most important as there isn't one within a reasonable walking distance, the nursery and the community space, all of which are significantly lacking locally and will be well supported.</p> <p>I do think however if the plans for the pub are removed, then there needs to be a caveat that that ground will not be handed</p>

	<p>over for more housing, but another community asset. Perhaps a park that is actually child friendly (the current one is awful and no use to small children at all), some benches, outdoor gym, planting areas etc.</p> <p>I would be very happy to discuss further if needed, but appreciate you representing local feedback in the meeting, rather than your feedback as a member of the Campaign for Real Ale.</p>
06.01.2025	<p>Please may it be know I'm a huge supporter of the developer to change the application to remove the Pubic House from the application so that the Coop can then build a shop, nursery and hall. There are far too many public houses closing weekly to support another 1 to be built and close down on the estate I call 'home'. Also, a Pub being built so close to a school is frankly an absurd act as we do not want alcohol being consumed so near to the school gates That could create bad choices being made such as foul language and unsightly behaviour that children could be exposed too on a daily basis. Incredibly terrifying for young minds to witness. The estate occupants do not want disruptive changes to our estate either as Pubs attract anti social behaviour frequently and this makes us feel vulnerable. We walk our dogs in the evening and feel safe currently but i definitely wouldn't if a Pub was here. There is the Isle of Ely Pub over on the Leisure park close enough by and numerous others in town a small enough walk away from our children so the need for one here is totally unwanted and unwarranted. It's a community of 95% families and alcohol isn't what we moved onto the estate for it was for the schools mainly and a Coop shop, Hall and Nursery we all need and want desperately to use. And to be Eco conscious we could then easily walk other than drive to the shop, Nursery and hold local community gatherings for Fund Raising events for local charities in our hall. Please give permission for the application process to be changed so our estate can prosper by allowing the Coop to buy this land to create positive changes only to our current happy community.</p>