

**PLANNING COMMITTEE DATE: 15<sup>th</sup> October 2025**

**APPLICATION NO: F/YR25/0084/F**

**SITE LOCATION: 6 Bridge Lane, Wimblington**

**UPDATE – Comments from Wimblington Parish Council and Members of the Public.**

Updated consultation comments from Wimblington Parish Council were received on Friday the 10<sup>th</sup> of October 2025 following the publication of the committee report. The points raised are:

- Conflict with the Development Plan – LP16 and LP2. *The building's scale, height (nearly 5 metres to the eaves), and mass are inappropriate in this rural setting and have already been found to negatively impact the outlook and amenity of neighbouring properties—particularly 10B Bridge Lane.*
- Inspector's Appeal Decision is a Material Consideration of Substantial Weight. *The Inspector also concluded that the development conflicted with the development plan, and that no material considerations justified departing from it. It is deeply concerning that the Committee's original resolution to approve the application did not robustly address this Inspector's finding. Any departure from this recent and site-specific decision requires full justification, something absent from the resolution as currently recorded.*
- Residential Amenity Harm – Inadequate Mitigation from Landscaping. *While Members had suggested that landscaping conditions could mitigate harm, the Inspector explicitly noted the **limited potential for such screening to be effective**. A condition that is unlikely to deliver meaningful mitigation does not address the substantive policy conflict. Furthermore, the proposed use and the structure's presence result in a significant and overbearing impact on 10B Bridge Lane. The lack of separation, height, and industrial character of the building cause a clear and ongoing intrusion into the private amenity of neighbouring residents.*
- Inadequate Planning Justification and Legal Risk. *The legal advice obtained by the Council correctly highlights that the Committee's original decision is vulnerable to challenge due to: (1) Failure to provide clear, reasoned justification for departing from adopted policy and the Inspector's findings; (2) Insufficient assessment of the amenity impacts on 10B Bridge Lane; and (3) The risk of irrationality in approving development contrary to both local and national planning frameworks without new material considerations.*
- No Material Change in Circumstances Since the Appeal. *The retrospective application does not include changes that overcome the reasons for dismissal at appeal. There has been no material change in site circumstances, policy, or evidence that should warrant a different conclusion now. As such, the application remains in clear conflict with LP16 and LP2 and does not align with the principles of good design or neighbour amenity set out in the National Planning Policy Framework (NPPF, paras 130–134).*
- Conclusion. *The steel-framed structure, set within a concrete yard, appears more suited to an industrial estate than a rural environment....The reduction in size makes no visible difference when viewed from 10b or 10c... Wimblington Parish Council therefore respectfully urge the Committee to refuse planning permission, in line with Officer recommendations, the Enforcement Appeal decision, and the legal obligations imposed by planning law.*

Updated joint comments from the residents of 6A, 8, 8A, 10A and 10B Bridge Lane were received on Sunday the 12<sup>th</sup> of October 2025 following the publication of the committee report. The points raised are:

- *The legal advice obtained by the Council makes clear that the Committee's reasons for granting permission failed to address the harm to residential amenity at 10B Bridge Lane, as identified by the Planning Inspector and the Council's own officers.*
- *The Planning Inspector had previously concluded that landscaping would not be capable of mitigating this harm due to the limited space (1 to 1.2m) between the building and neighbouring fences.*
- *In light of both the Council's legal advice and the findings of the landscaping assessment, it is evident that the harm to residential amenity at 10B Bridge Lane remains unresolved, and is unlikely to be capable of resolution under the current application.*
- *As residents most directly affected, we are prepared to challenge any final decision that we believe to be unlawful. We therefore urge the Committee to revisit this application with clear consideration of the serious amenity impacts, the statutory policy requirements, and consistency with previous issued decisions. Should the Council nonetheless proceed to issue an approval on the current basis, we confirm that we are prepared to instruct solicitors and pursue judicial review proceedings.*

The above points raised that are separate to potential judicial review have already been discussed in the committee report.

**Recommendation: Refusal** - The above update does not alter the original recommendation as the matters raised are considered in the Committee Report.