

**APPLICATION NO: F/YR24/1000/F**

**Applicant: Mr D Wyatt Construct  
Reason Ltd**

**Agent: Mr Lee Bevens  
L Bevens Associates Ltd**

**SITE LOCATION: Land West Of 27 Norfolk Street Accessed From, Morley Way,  
Wimblington, Cambridgeshire**

**PROPOSAL: Erect 5 dwellings with associated garages and the formation of  
an attenuation pond**

### **UPDATE**

#### **1. Background**

- 1.1. This application was previously reported to the Planning Committee meeting of 28<sup>th</sup> May 2025. At that meeting, Members resolved to grant planning permission, subject to conditions, contrary to the Officer recommendation as set out in the published committee report.
- 1.2. The purpose of this report is to addresses recent legal correspondence received on behalf of a third party which raises a formal pre-action indication of potential judicial review proceedings in relation to the Committee's resolution.

#### **2. Agent response**

- 2.1 The applicant's agent has submitted a further statement in support of the application. This addresses:
  1. The comments provided by the Conservation Officer and a rebuttal from the applicant's Heritage Consultant. The rebuttal provides an alternative view of the impact of the proposal on the setting of no. 31 Morley Way. The rebuttal concludes that the development would preserve the significance of the list building.
  2. The rebuttal tackles the edge of village location, spacious plot and importance of grazing land. However, it does not tackle what the impact upon the setting of no. 31 Morley Way would be.
  3. The agent's submission is included as an attachment to this update for Members' consideration.

#### **3. Officer Comment**

- 3.1 The update/rebuttal provided by the agent does not change the Council's consideration of the impact of the proposed development upon the setting of the Grade II listed building. These elements have been considered by the Council's Conservation Officer and by the Case Officer and as per the officer report for planning committee in May are not considered to alter the situation in respect of the impact upon the setting of the listed building.

#### **4. Conclusion**

4.1 On the basis of the above, and as concluded within the original Officer report, it is considered that the impact of the proposal upon the setting of the Grade II listed building would be harmful and are not outweighed by any public benefits of the proposal..

**Recommendation: REFUSE** – The above update does not alter the recommendation as set out within the original report.

Appendix 1 of the planning pack contains the original Committee Report.