Ellington Parish Council

Minutes of **Planning** meeting of Ellington Parish Council held
on **Monday 2nd February 2026, 5.30pm** at the Village Hall, Ellington.

Present: Councillors: Cllrs Lumbers, MacKenzie, Schmidt and Ruddle

Clerk: Lisa Hazel
County / Disc: None present

Public: 9 members of public were present,

Cllr Bob Lumbers agreed to Chair this meeting in the absence of the Chairman.

The meeting opened with a minutes silence for Cllr Mark Chapman who recently passed away.

Open Forum
No members of public present wished to speak.

1970 To receive apologies and reasons for absence
Apologies were noted and approved from: Cllr's Hinchliffe and Stening.

1971 Declaration of Interests in any agenda item
Cllr Mark Schmidt declared an interest in item: 1972 as a neighbour.

1972 Planning

- **PARISH COUNCIL CONSULTATION – APPLICATION REF. 26/00007/PIPPermission in Principle for a minimum of 5 and maximum of 7 dwellings (not to exceed a total GIA of 999m2) - Land South Of 6 Grafham Road Ellington.**

This item was discussed in detail. The following points were noted:

- The proposed development is outside of the defined settlement boundary as per the Neighbourhood Plan.
- This land was submitted as part of the Local Draft Plan, Call for Sites, consultation. The preferred site put forward for inclusion in the Draft Local Plan is for 35 houses in addition to this application.
- Sewage treatment works which are already capacity are not due to be updated for some time.
- For continuity purposes the Parish Council should reiterate the response submitted to Call for Sites for this location.

On a proposition by Cllr Andrew MacKenzie and seconded by Cllr Ruddle it was unanimously agreed to **not** support this application. A copy of the official response will be added to the end of these minutes.

1973 Any other Business for information only
None.

1974 Date of next meetings:
2026 - March 9th, May 11th, July 13th, Sept 14th, Nov 9th.
There being no further business the meeting was closed at 6.00p

Ellington Parish Council (EPC) held a meeting on 2 Feb 2026 to review the Application Reference 26/00007/PIP. Members of Ellington Parish were also in attendance. Following discussion, EPC does not support the Application for the following reasons:

- The approved Grafham and Ellington Neighbourhood Plan (GENP) restricts development outside of the built up area in the village. The proposed application for development is outside of the defined village settlement boundary (see GENP 1 (Definition of 'Built-up-Area' (Settlement Boundary) which is defined in Figure 19 of the GENP. The boundary serves the purpose of directing the growth of the settlement and protecting the countryside from encroachment. Land outside of the built-up area is considered to be countryside and a proposal will only be supported where there is material evidence of a local community need, a need that would be met by the proposal, or where the proposal complies with requirements of other policies in national or local policy; including but not limited to development that requires a countryside location; is for agriculture, horticulture or forestry; or is related to community, leisure or recreation uses. EPC does not consider that the application meets a community need.

- Para 6.3.6 of the GENP highlights that the survey of Ellington Parishioners undertaken for the GENP identified a preference for "small family homes (2/3 bedrooms)" and "low cost starter homes to own", as shown in Figure 24, making house purchasing more affordable, particularly for young families. Documentation in Application 26/00007/PIP indicates an intention to build five 4 bedroom and two 3 bedroom houses. Since the GENP approval by HDC in September 2019, the majority of approved planning applications in the village were for 4 bedroom houses. This does not reflect the preferences for small houses indicated in the survey.

- The Draft HDC Local Plan to 2046 and the Infrastructure Delivery Study Baseline Assessment indicates that the Easton Water Recycling Centre (WRC) which serves Ellington is already at capacity and will need to be upgraded to support any additional developments. The Infrastructure Delivery Study Baseline Assessment identifies that Anglian Water has longer term plans to upgrade the Easton WRC but this work is not scheduled before 2035.

- EPC is concerned that PIPs for development in Ellington will be looked at individually rather than against what is already identified within the Draft HDC Local Plan to 2046 which addresses the housing needs of Huntingdonshire up to 2046. The Draft Local Plan to 2046 has already selected a Preferred site for the village (Ellington 1: Old Sheds at Manor Farm, High Street). This will add 35 houses to the village outside of the settlement boundary.

- Outside of the Draft HDC Local Plan to 2046, there is already one PIP approved (25/00966/PIP - Land West Of Grove Cottage Malting Lane Ellington) which is not included in the commitment figure. Should HDC approve this Application 26/00007/PIP, then a further 12 to 16 houses would be built in addition to the Preferred site in Ellington.

- Put in context, in terms of village growth, Para 6.3.1 (Page 30) of the GENP identified that there was 231 occupied dwellings in the parish of Ellington and there was planning approval for 20 houses to be built in the village. The Draft HDC Local Plan to 2046 includes those 20 houses from the existing Local Plan and the 35 houses from the preferred site in the new commitment figure of 55 houses. Application 25/00966/PIP was not included in the commitment figure and it will add a further 7 to 9 houses. If Application 26/00007/PIP is approved, then a further 5 to 7 houses will be added to the village. Consequently, the commitment figure would now be 67 to 71 houses. A total of 67 houses or 71 houses would increase the size of the village by 29% or 30.7% respectively, all of which would be built outside of the existing village boundary.

- Finally, EPC is concerned that The Draft Local Plan to 2046 does not make provision for any additional level of services and facilities for Ellington. There are no current plans to improve public transport to meet a significant increase in population associated with increased housing. Residents are heavily reliant on using cars to conduct their day-to-day activities. Ellington does not have a shop and there are no safe means of active travel (cycling/walking/wheeling) to/from the village for children or adults to reach Brampton, Spaldwick or Grafham. EPC has highlighted these issues in responses to recent CCC and HDC consultations on public transport and active travel.
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