

**WESTERN AREA PLANNING COMMITTEE
23 FEBRUARY 2022**

UPDATE REPORT

Item No: (1) **Application No:** 20/01336/OUTMAJ **Page No.** 5 - 122

Site: Institute of Animal Health, High Street, Compton

Planning Officer Presenting: Lydia Mather

Member Presenting: N/A

Parish Representative speaking: Councillor Alison Strong, Compton Parish Council, via Zoom
Councillor Rebecca Pinfold, Compton Parish Council, via Zoom
Councillor Ian Tong, Compton Parish Council, via Zoom

Objector(s) speaking: N/A

Supporter(s) speaking: N/A

Applicant/Agent speaking: Mike Harris, applicant for Homes England, via Zoom
Richard Green, AECOM Masterplan Director, via Zoom
Jim Strike, AECOM Planning Consultant, via Zoom

Ward Member(s): Councillor Culver

1. Additional Consultation Responses

Public representations:	One comment received since agenda publication suggesting that the applicant be asked to put a new shop on site.
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2. Zero Carbon Condition

The agenda reports for this meeting omitted the update sheet provided when this application was last considered by Committee. It advised that following counsel advice zero carbon can be sought from major residential development under the second part of policy CS15 with regard to onsite renewable energy. As such a condition (no. 32) requiring a zero carbon strategy to be submitted either before or at reserved matters stage demonstrating that the development will achieve policy CS15 with regard to onsite renewables was recommended and is listed in the addendum report in the agenda pack.

The applicant has queried the wording of this condition as to whether it is too restrictive and could prevent connection to the national grid. Officers are reviewing the wording of the

condition but are confident that this matter can be addressed whilst ensuring compliance with policy CS15. Officers suggest that the final wording of this condition be delegated to officers in consultation with the Chairman.

3. Other Matters from Previous Update Sheet to Committee

The Planning Casework Unit has advised a request has been received for the application to be called in by the Secretary of State in the event that the Committee's resolution is to grant permission. In the event of the resolution being approval officers will advise the Planning Casework Unit and await confirmation as to whether the Secretary of State wishes to call in the decision for their determination.

Highways officers provided the following revised traffic projection table for 160 dwellings for weekday peak travel periods

	AM peak (08.00 to 09.00)			PM peak (17.00 to 18.00)		
	Arrive	Depart	Total	Arrive	Depart	Total
Per dwelling	0.15	0.54	0.69	0.43	0.18	0.61
Whole development	24	86	110	69	29	98

The highways officer concluded that the above will most certainly be less than the traffic generated by the consented uses of the site.

4. Updated Recommendation

The recommendation remains as set out in the agenda addendum committee report, subject to the final wording of condition 32 for a zero carbon strategy to be delegated to officers in consultation with the Chairman.