

**WESTERN AREA PLANNING COMMITTEE
15 DECEMBER 2021**

UPDATE REPORT

Item No: (3) **Application No:** 20/01336/OUTMAJ **Page No.** 99-155

Site: Pirbright IAH, High Street, Compton

Planning Officer Presenting: Lydia Mather

Member Presenting: N/A

Parish Representative speaking: Cllr Fred Quartermain via Zoom
Cllr Alison Strong via Zoom
Cllr Rebecca Pinfold via Zoom
Cllr Ian Tong via Zoom

Objector(s) speaking: N/A

Supporter(s) speaking: N/A

Applicant/Agent speaking: Mr Mike Harris, Homes England, via Zoom
Mr Richard Green, AECOM (masterplan director), via Zoom
Mr Jim Strike, AECOM (planning consultant), via Zoom

Ward Member(s): Cllr Carolyne Culver

1. Additional Consultation Responses

Public representations:	None received since agenda publication.
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2. Update on Policy CS15 Sustainable Construction and Energy Efficiency

Following receipt of counsel advice officers have been advised that zero carbon can be sought from major residential development under the second part of policy CS15 with regard to renewable energy. The policy states that major residential development shall achieve this from renewable energy or low/zero carbon energy generation on site or in the locality of the development as long as a direct physical connection is used, unless it can be demonstrated that such provision is not technically or economically viable. As a result of this advice a condition is recommended for a statement/strategy to be submitted either before or at reserved matters stage outlining the measures and demonstrating that the development will achieve policy CS15.

As a result of the counsel advice policy the condition would also achieve better compliance with policies C3 and C4 of the Compton neighbourhood development plan with regard to reduced carbon energy.

3. Potential call in from the Secretary of State

Members are advised that the Planning Casework Unit has contacted the Local Planning Authority in regard to a request for the Secretary of State to call in the application for determination in the event that the Committee's resolution is to approve. Therefore in the event of a resolution to grant permission officers will refer this matter to the Planning Casework Unit for confirmation as to whether the Secretary of State wishes to call in the decision.

4. Highways Authority Update

The highway officer provides 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 highway officer concludes that the above will most certainly be less than the traffic generated by the consented uses of the site.

The highway officer requests that condition 9 is replaced as follows:

“Prior to commencement on site, drawings must be submitted detailing the engineering layout of the site to ensure that the Local Planning / Highway Authority's standards in respect of road and footpath design, vehicle parking and turning provision. The developer shall submit confirmation of an undertaking to enter into all appropriate legal agreements for highway infrastructure within and off site to ensure compliance with said standards and allow future adoption of the site under the terms of such agreements. This condition shall apply notwithstanding any indications to these matters which have been given in the current application.

Reason: In the interest of future maintenance, road safety and flow of traffic and to ensure waste collection. This condition is imposed in accordance with the National Planning Policy Framework 2021, Policy CS13 of the West Berkshire Core Strategy (2006-2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).”

Your planning officers have reviewed this condition and amended it as below in order to ensure that it meets the tests of planning conditions, including ensuring that it is necessary in the interests of planning and therefore does not require entering into legal agreements that are separate from the planning legislation.

5. Updated Recommendation

The recommendation remains as set out in the agenda committee report, subject to the following additional and amended conditions.

9.	Layout and Design Standards (amended)
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	<p>No development shall commence until drawings and details illustrating how the Local Planning Authority and Highway Authority's standards in respect of road and footpath design, vehicle parking and turning provision will be met, have been submitted to and approved in writing by the Local Planning Authority. That submitted information shall include details of engineering work specifications; the methodology for the monitoring, and the staged evidencing of, the provision of the necessary works to an adoptable standard. This condition shall apply notwithstanding any indications to these matters which have been given in the current application.</p> <p>Reason: In the interest of future maintenance, road safety and flow of traffic and to ensure waste collection. This condition is imposed in accordance with the National Planning Policy Framework 2021, Policy CS13 of the West Berkshire Core Strategy (2006-2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).</p>
46.	<p>Zero Carbon Strategy (addition)</p> <p>No phase of the development hereby granted outline planning permission shall take place until a strategy on the measures to be provided and calculations demonstrating that the residential development shall achieve zero carbon in line with policy CS15 of the West Berkshire Core Strategy 2006-2026 has been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until the measures have been provided in accordance with the approved strategy.</p> <p>Reason: To ensure the development provides a carbon reduction in accordance with the National Planning Policy Framework, and policy CS15 of the West Berkshire District Core Strategy 2006-2026. A pre-commencement condition is necessary because insufficient detailed information accompanies the application so it is necessary to approve these details before any development takes place.</p>