

Notice of Meeting



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Western Area Planning Committee Wednesday, 12 January 2022 at 6.30pm Update Report

Members Interests

Note: If you consider you may have an interest in any Planning Application included on this agenda then please seek early advice from the appropriate officers.

Date of despatch of Agenda: Tuesday, 4 January 2022

Further information for members of the public

Plans and photographs relating to the Planning Applications to be considered at the meeting can be viewed by clicking on the link on the front page of the relevant report.

For further information about this Agenda, or to inspect any background documents referred to in Part I reports, please contact the Planning Team on (01635) 519148
Email: planningcommittee@westberks.gov.uk

Further information, Planning Applications and Minutes are also available on the Council's website at www.westberks.gov.uk

Any queries relating to the Committee should be directed to Jenny Legge on (01635) 503043 Email: jenny.legge@westberks.gov.uk



Agenda - Western Area Planning Committee to be held on Wednesday, 12 January 2022
(continued)

To: Councillors Dennis Benneyworth (Chairman), Clive Hooker, Jeff Cant, Carolyne Culver, Adrian Abbs, Phil Barnett, Tony Vickers (Vice-Chairman), Howard Woollaston and Claire Rowles

Substitutes: Councillors Jeff Beck, Erik Pattenden, Steve Masters, David Marsh and Lynne Doherty

Agenda

Part I

Page No.

- (1) **Application No. and Parish: 20/01336/OUTMAJ, Institute for Animal Health, High Street, Compton** 5 - 8
- Proposal:** Hybrid application: 1) Outline planning permission (all matters reserved with the exception of access), for development comprising of up to 160 residential units (Class C3), the provision of landscaping, construction of access and street lighting, car and cycle parking, other associated infrastructure, sustainable drainage systems, engineering works and mitigation measures including the construction of internal roads. The proposal includes at least 1.75 hectares of employment land (Class B1) associated with the retention of the Intervet building and a playing field (Class D2) associated with the retention of the existing Cricket Pitch. 2) Full planning permission for the demolition of existing buildings, structures and hardstanding along with preparatory works including earthworks, remediation, utility works and associated mitigation measures. The change of use of land including the creation of public open space and wildlife area.
- Location:** Institute for Animal Health, High Street, Compton.
- Applicant:** Homes England.
- Recommendation:** To DELEGATE to the Service Director – Development & Regulation to GRANT planning permission subject to conditions and the completion of a S106 legal agreement.



Agenda - Western Area Planning Committee to be held on Wednesday, 12 January 2022

(continued)

- (2) **Application No. and Parish: 21/01911/FULD Land Adjoining, 11 Pond Close, Newbury** 9 - 10
- Proposal:** Removal of derelict garages and erection of 2 no houses and 2 no flats, together with associated landscaping and parking.
- Location:** Land Adjoining, 11 Pond Close, Newbury.
- Applicant:** A, D and E Property Ltd
- Recommendation:** To DELEGATE to the Service Director - Development and Regulation to REFUSE PLANNING PERMISSION for the reason set out at part 8 of the officer's report.

Item for information on referral to DPC

Background Papers

- (a) The West Berkshire Core Strategy 2006-2026.
- (b) The West Berkshire District Local Plan (Saved Policies September 2007), the Replacement Minerals Local Plan for Berkshire, the Waste Local Plan for Berkshire and relevant Supplementary Planning Guidance and Documents.
- (c) Any previous planning applications for the site, together with correspondence and report(s) on those applications.
- (d) The case file for the current application comprising plans, application forms, correspondence and case officer's notes.
- (e) The Human Rights Act.

Sarah Clarke

Service Director (Strategy and Governance)

If you require this information in a different format or translation, please contact Stephen Chard on (01635) 519462.



West Berkshire
C O U N C I L

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**WESTERN AREA PLANNING COMMITTEE
DATED 12.01.2022**

UPDATE REPORT

This report sets out the running order for tonight's Committee meeting. It indicates the order in which the applications will be heard, the officer presenting and anyone who has registered to speak either in favour or against the application.

Those people attending to take part in the pre-arranged Public Speaking sections are reminded that speakers in each representation category are grouped and each group will have a maximum of 5 minutes to present its case.

Any additional information that has been received since the main agenda was printed will be contained in this report. It may for instance make reference to amended plans and further letters of support or objection. This report must therefore be read in conjunction with the main agenda.

The report is divided into four main parts:

Part 1 - relates to items not being considered at the meeting,
Part 2 - any applications that have been deferred for a site visit,
Part 3 - applications where members of the public wish to speak,
Part 4 - applications that have not attracted public speaking.

Part 1 N/A

Part 2 N/A

Part 3 Item (1) 20/01336/OUTMAJ, Institute For Animal Health, High St, Compton, Newbury Pages 7 - 73
Item (2) 21/01911/FULD, Land Adjoining 11 Pond Close, Newbury Pages 75 - 97

Part 4 N/A

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**WESTERN AREA PLANNING COMMITTEE
12 JANUARY 2022**

UPDATE REPORT

Item No: (1) **Application No:** 20/01336/OUTMAJ **Page No.** 7 - 73

Site: Institute for Animal Health, High Street, Compton

Planning Officer Presenting: Ms Lydia Mather

Member Presenting: N/A

Parish Representative speaking: Mr Fred Quartermain, Thrings (agent for Compton Parish Council)
Councillor Alison Strong (Compton)
Councillor Rebecca Pinfold (Compton)
Councillor Ian Tong (Compton) **ALL** Via Zoom

Adjacent Parish Representative speaking: Councillor Andrew Sharp (East Ilsley) Via Zoom

Objector(s) speaking: Mr Simon Alcock on behalf of Mrs Claire Alcock Via Zoom

Supporter(s) speaking: N/A

Applicant/Agent speaking: Mr Mike Harris, Homes England (applicant)
Mr Richard Green, Aecom (agent, Masterplan Director)
Mr Jim Strike, Aecom (agent, Planning Consultant) **ALL** Via Zoom

Ward Member(s): Councillor Carlyne Culver

1. First Homes

First Homes are a kind of affordable housing, specifically discounted market sale units by a minimum of 30% against market value to people who meet the First Homes eligibility criteria. As the government's preferred discounted market tenure at least 25% of all affordable housing units should be First Homes delivered by developers through planning obligations (Section 106 legal agreement).

The First Homes requirement applies to decisions from 28 December 2021, but there is a transitional arrangement for permissions determined before 28 March 2022 where an application has been subject to significant pre-application engagement. Where the site was identified in the Core Strategy, allocated in the Housing Site Allocations DPD, subject to pre-application discussions and the timescale of consideration of the planning application, officers are satisfied that significant pre-application has taken place and therefore at this date it is not necessary to secure First Homes within the planning obligation.

As the report outlines in paragraph 5.53 and the heads of terms in the recommendation indicate officers recommend flexibility, in the event that planning permission is granted, that account be taken of First Homes as part of finalising the planning obligation should government guidance change or the advice of the Council's Housing department.

The recommendation remains as set out in the agenda committee report.

WESTERN AREA PLANNING COMMITTEE ON 12/01/2022

UPDATE REPORT

Item No: (2) **Application No:** 21/01911/FULD **Page No.** 75-97
Site: Land Adjoining, 11 Pond Close, Newbury

Planning Presenting: **Officer** Cheyanne Kirby

Member Presenting:

Parish speaking: **Representative** Councillor Nigel Foot In Person

Objector(s) speaking: N/A

Supporter(s) speaking: N/A

Applicant/Agent speaking: Mr Andrew House - A, D and E PropertyLtd (Applicant) In Person

Ward Member(s): Councillor Adrian Abbs
 Councillor David Marsh
 Councillor Tony Vickers

No additional update information.

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WESTERN AREA PLANNING COMMITTEE 12TH DECEMBER 2022

REFERRAL TO DISTRICT PLANNING COMMITTEE

Application No: 21/02173/COMIND

Site: Newbury Rugby Football Club, Monks Lane, Newbury, West Berkshire

The above planning application has been referred to a future District Planning Committee.

This is on the following grounds as set out within Constitution: Part 7: Regulatory and Other Committees Rules and Procedures: Section 7.13.7 : -

- a district wide public interest; and
- the possibility for claims for significant costs against the Council.

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