

Notice of Meeting



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Western Area Planning Committee Wednesday 23 February 2022 at 6.30 pm 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, 15 February 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 Democratic Services Team: executivecycle@westberks.gov.uk



Agenda - Western Area Planning Committee to be held on Wednesday, 23 February 2022
(continued)

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

Substitutes: Councillors Jeff Beck, James Cole, Lynne Doherty, David Marsh, Steve Masters, Andy Moore, Erik Pattenden and Martha Vickers

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.

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

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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.



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WESTERN AREA PLANNING COMMITTEE DATED 23.02.2022

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 5 - 122

Part 4 N/A

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**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.