

<b>Item No.</b>	<b>Application No. and Parish</b>	<b>Statutory Target Date</b>	<b>Proposal, Location, Applicant</b>
(1)	20/01336/OUTMAJ Compton	18 <sup>th</sup> September 2020 <sup>1</sup>	<p>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.</p> <p>Institute for Animal Health, High Street, Compton</p> <p>Homes England</p>
<p><sup>1</sup> Extension of time agreed with applicant until 10<sup>th</sup> February 2023.</p>			

The application can be viewed on the Council's website at the following link:  
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/01336/OUTMAJ>

**Summary:** Confirmation sought that the application can proceed in accordance with the previous resolution to grant permission.

**Ward Member(s):** Councillor Carolyne Culver

**Reason for Committee Determination:** Revision to and consultation on ownership certificates.

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## 1. Introduction

- 1.1 This application came before Western Area Planning Committee on 23 February 2022. The resolution of that meeting was to grant planning permission subject to conditions and a S106 legal agreement. As instructed Officers have undertaken the work on the S106, to the point where it's ready to be completed.
- 1.2 A check on the land registry titles and liaison with the Local Highway Authority found a small piece of unregistered land within the bellmouth of an existing access off Churn Road. New notices have been served by the applicant and updated ownership certificates submitted to address this. A consultation on the ownership certificates with all consultees and those who have previously made representations has been undertaken by the Local Planning Authority. The Local Planning Authority has also displayed new site notices.
- 1.3 Details of the consultation on the ownership certificates and the consultation responses on that matter are below. Any consultation comments received between publication of this agenda and the Committee meeting will be reported and considered in the update sheet.
- 1.4 Subject to 1.3 above the land ownership matter having been addressed all details are correct. The proposed development is unchanged; there have been no amendments to the proposal or changes to the development plan policies of the Council since the Committee's resolution.
- 1.5 Below in Section 3 are the details of the recent consultation and responses on the ownership certificates.
- 1.6 Appended are the following documents:
  - Western Area Planning Committee (WAPC) minutes of 6 April 2022 confirming approval of the minutes of the 23 February 2022 meeting subject to the changes:
    - At the bottom of page 9, the text should have referred to the Pickled Pig rather than the hostel building;
    - The final bullet on page 13 should have referred to the lack of clear thinking about the use of the gatehouse.
  - WAPC minutes including resolution, conditions and S106 heads of terms of 23 February 2022;
  - WAPC Update sheet of the 23 February 2022 meeting;
  - WAPC Additional report of the 23 February 2022 meeting (the suggested conditions and S106 heads of terms are omitted to reduce the number of pages for this agenda. The full document is available on the Council's website);
  - WAPC Original report of the 12 January 2022 meeting (the suggested conditions and S106 heads of terms are omitted to reduce the number of pages for this agenda. The full document is available on the Council's website).
- 1.7 The conditions have some minor changes to clarify when details are required for the outline element of the development and when for the full element of the development. This is to avoid any potential problems with the discharging of details where the

application is partly outline and partly in full. The updated conditions are listed at the end of this report. There is no change in the condition matters or details they require.

- 1.8 Officers seek confirmation from Committee that the application can proceed in accordance with the previous resolution to grant permission.

## 2. Procedural Matters

- 2.1 The Town and Country Planning (Development Management Procedure) (England) Order 2015 (DMPO) sets out the requirements for the publicity of planning applications. Site notices regarding the ownership certificates were displayed at the main access point on the High Street on 7 January 2023 to expire on 6 February 2023. The Authority has therefore discharged their duty to publicise applications in accordance with the DMPO.

## 3. Consultation

### *Statutory and non-statutory consultation*

- 3.1 The table below summarises the consultation responses received only during the consultation on ownership certificates. The full responses may be viewed with the application documents on the Council's website, using the link at the start of this report.

<b>NHS Buckinghamshire, Oxfordshire and Berkshire West Integrated Care Board:</b>	We have noted the potential population numbers for planning purposes and have informed the GP surgeries closest to the proposed development. You will be aware that we continue to liaise with yourselves with regard to S106 and CILs contributions for health services to help meet the increased demand associated with the aggregate impact of housing developments in the Borough.
<b>Housing Development &amp; Enabling Officer:</b>	No comments to the certificate of ownership.
<b>National Highways:</b>	No objection.
<b>Archaeology:</b>	No comments to the certificate of ownership.
<b>Environmental Health:</b>	No comments to the certificate of ownership.
<b>Thames Water:</b>	No comments to the certificate of ownership.

### *Public representations*

- 3.2 Representations on the consultation on the ownership certificates have been received from 2 contributors, both of which object to the proposal.
- 3.3 The full responses may be viewed with the application documents on the Council's website, using the link at the start of this report. In summary, the following issues/points have been raised:

- Proposed number of dwellings remains too many.
- Not environmentally friendly to have a very small area allocated to wildlife.
- Do not want 160 houses built in this village.

## **4. Conclusion**

- 4.1 The comments on the consultation on the ownership certificates do not raise any land ownership matters. The other matters raised have been made previously and accounted for when the Western Area Planning Committee reached the resolution on 23 February 2022.
- 4.2 The land ownership matter having been addressed as outlined above Officers seek confirmation from Committee that the application can proceed in accordance with the resolution of Western Area Planning Committee with the following updated conditions.