

Item No.	Application No. and Parish	Statutory Target Date	Proposal, Location, Applicant
(1)	20/01336/OUTMAJ Compton	18 th September 2020 ¹	<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>¹ Extension of time agreed with applicant until 25th February 2022.</p>			

The application can be viewed on the Council's website at the following link:
<https://publicaccess.westberks.gov.uk/online-applications/20/01336/OUTMAJ>

Recommendation Summary: To DELEGATE to the Service Director – Development & Regulation to GRANT planning permission subject to conditions and the completion of a S106 legal agreement.

Ward Members: Councillor Carolyne Culver

Reason for Committee Determination: More than 10 letters of objection and referral by the Development Control Manager

Committee Site Visit: 9th December 2021

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Addendum Report to Western Area Planning Committee Report of 12 January 2022

1. Introduction

- 1.1 The application was deferred by Western Area Planning Committee (WAPC) on 12th January 2022 until after the referendum on the Compton Neighbourhood Development Plan (NDP). The details of the referendum held on 10th February 2022 were as follows.
- 1.2 The question asked at the referendum was:

Do you want West Berkshire District Council to use the neighbourhood plan for Compton to help it decide planning applications in the neighbourhood area?
- 1.3 588 voted 'Yes', 9 voted 'No', and 1 vote was spoiled. The turnout was 48.9% of electors.
- 1.4 As the result the Compton NDP is now an adopted policy document and carries full weight in decision making on planning applications.
- 1.5 After the application was deferred by WAPC the applicant submitted amended plans to retain the building which previously housed the Pickled Pig and the Piglets day nursery which is located by the cricket pitch. The amended plans have been subject to a 21 day consultation.
- 1.6 This addendum report focuses on the considerations of the adoption of the Compton NDP and the proposed amendments to the application, and should be read in conjunction with the WAPC report from 12 January 2022.
- 1.7 The 12 January report included consideration and assessment of the Compton NDP policies which at that time carried considerable weight. However, to assist Committee this addendum provides a more detailed assessment by officers of those policies.

2. Consultation Responses to Amendment

- 2.1 The table below summarises the consultation responses received to the amendment to retain the building previously known as the Pickled Pig and Piglets day nursery. The full

responses may be viewed with the application documents on the Council's website, using the link at the start of this report.

Compton Parish Council:	Objection. Matters raised: failure to comply with the adopted Compton NDP with regard to density; 160 dwellings in excess of capacity of the site; NPPF does not permit 'major development' in the AONB; serious concerns over degrading village infrastructure and insufficient comprehensive management and mitigation plans; concerns on contamination not addressed regarding which bodies have sign off and who held accountable for safety of community; appreciate retention of additional building but lack detail regarding hand-over.
Hampstead Norreys Parish Council (adjacent):	None received.
East Ilsley Parish Council (adjacent):	None received.
Ashampstead Parish Council (adjacent):	None received.
Highways England:	No objection.
Highway Authority (WBC):	None received.
West Berkshire SPOKES:	None received.
Thames Valley Police:	None received.
Royal Berkshire Fire & Rescue Service:	No objection. Comment that access for fire-fighting and any structural fire precautions and all means of escape must comply with Building Regulations.
Thames Water:	No objection subject to conditions and informatives
Ministry of Defence:	No objection.
Natural England:	No objection.

Environment Agency:	None received.
Local Lead Flood Authority (WBC):	None received.
Campaign to Protect Rural England, Berkshire:	None received.
Archaeology (WBC):	None received.
Conservation (WBC):	None received.
Landscape Consultant (external):	None received.
Environmental Health (WBC):	None received.
Public Rights of Way (WBC):	None received.
Tree Officer (WBC):	None received.
Ecology (WBC):	None received.
Education Service (WBC):	None received.

Public representations on Amendment to retain additional building

2.2 6 objections received on amendment consultation. Matters raised:

- Inadequate waste disposal; Thames Water sewerage regularly overloaded and poses an environmental hazard.
- Pleased building to be retained.
- Narrow road through East Ilsley – construction traffic should be routed south of Compton, via Hermitage to the A34 at Chieveley, and traffic impact from the additional cars from the development.
- Village schools already full, the development should include a school building.
- 160 news houses not acceptable.

- Insufficient existing infrastructure for the village.
- Existing flooding issues will increase.
- Increased traffic during and after construction to and from the village unacceptable.
- Additional foot traffic from reopening footpath through site on pedestrian safety of children along Hockham Road. A further footpath to the south of Hockham Road would be safer.
- The case for volume of housing not demonstrated and will harm the character of the village.
- Concern contamination investigations not sufficiently detailed with regard to precise locations, risk to residents, and that reuse of soil and recycling of hardstanding within the development is proposed subject to chemical and radiological testing.

3. Planning Policy – Compton NDP

3.1 Where the Compton NDP has been adopted the following policies are relevant to the consideration of this application, in addition to the other development plan policies outlined in the original report.

- Policies C2, C3, C4, C5, C6, C7, C8, C9, C11, C13, C15, C16, C17, C18, C19, C20, and C22 of the Compton NDP.

4. Appraisal of Compton NDP and Proposed Amendment

Principle of development

4.1 Where the Compton NDP has been adopted it carries full weight along with the other adopted planning policies of the Council. As outlined the Committee report of 12th January 2022 the site is allocated for approximately 140 dwellings by policy HSA23 of the Housing and Site Allocations Development Plan Document (HSA DPD).

4.2 The proposal is for 160 dwellings which is 20 more than the approximate allocation, and is around 15% greater than 140. All of the dwellings are proposed within the developable area identified in policy HSA23.

4.3 The first sentence of Policy C2: Development Strategy for the Pirbright Site Allocation HSA DPD Policy HSA23 states that,

“The redevelopment of the Institute for a residential-led mixed-use scheme will be supported in accordance with HSA DPD Policy HSA23 provided that the quantum of residential development remains for approximately 140 dwellings in Areas B and C, with no development in Area A....”

4.4 The second part of Policy C2 requires assessments of need and impact upon the local economy, cost and scope of development outside the designated area, and any

detrimental effects on various matters if any greater number of dwellings is proposed to demonstrate it will conserve and enhance the landscape and scenic beauty of the AONB. Where the allocation is for approximately 140 dwellings the policy does not state the threshold at which a greater number of dwellings would require these assessments.

- 4.5 The supporting justification text outlines that the term approximately is not defined and 140 houses would be a 22% increase in houses in Compton. It refers to a 2018 NDP Survey question where 191 of 414 returns stated 1-25 homes could be sustainably built in Compton parish over the next 15 years in addition to the 140 of the allocation.
- 4.6 The supporting justification text also outlines how the developable area of policy HSA23 has been informed by the adopted Supplementary Planning Document for the site which was influenced by the location within the AONB and impact on landscape.
- 4.7 The application for up to 160 dwellings is 20 dwellings or between 14-15% more than 140. All of the houses are proposed within the identified developable area of the allocation policy HSA23. It is within the 1-25 additional houses identified by the majority of respondents to the 2018 Compton Parish NDP survey beyond the approximate allocation of 140. As such, and where approximate is not defined by the policy, 160 dwellings is considered acceptable under policy C2, and under the allocating policy HSA23.

Employment

- 4.8 The WAPC report of 12 January set out that where the proposal does not include an enterprise hub it is contrary to policy C11 of the Compton NDP. The application included a Commercial Market Report that concluded there was not robust demand to justify speculative employment development as part of the application. Officers considered that in light of this and where a fifth of the developable site area would be retained and set aside for employment use it was sufficient for a site within a service village in the AONB.
- 4.9 As a result of the proposed amendment to retain the building by the cricket pitch there are now two retained buildings proposed for community use. The recommended condition to restrict the use could be relaxed to include employment uses that could provide for an enterprise hub within these buildings. Policy C11 has a preference for the re-use of existing buildings for this purpose.

Community Uses

- 4.10 Policy C12 of the Compton NDP states that the loss of existing community facilities will be resisted. Policy C13 of the Compton NDP applies to proposals to replace the Piglets day nursery and Pickled Pig building on the application site with a newer purpose built facility.
- 4.11 The building is not an existing community facility, nor did the original proposal or the current amendment propose to replace the building with a newer facility. As such policies C12 and C13 are not relevant to the amendment proposing for it to be retained. However, the supporting text to policy C13 considers what was the Piglets day nursery to be suitable for the needs of the Compton pre-school, and the Pickled Pig to be suitable

for flexible business space. As outlined in the section above the recommended condition to restrict the use of the community use buildings to be retained could be relaxed to include these uses.

- 4.12 The proposed amendment is to retain the building for community use. It has a floor space of 427m² and is in addition to the gatehouse building also for community use. It is proposed to secure a mechanism for it to be offered for sale and transfer to another party in a Section 106. For example a cascade mechanism where it is offered for sale to the local community, local businesses, the NHS as a medical facility for fixed time periods.
- 4.13 If at the end of that period no party has been found to take on the building it would revert to being redeveloped as part of the site redevelopment for housing. The building would be offered for sale as it is. Any change of use of the building or building works would require separate planning permission to be undertaken by the party who takes it on.

Landscape character

- 4.14 One of the illustrative masterplans submitted for the amendment to retain the additional building by the cricket pitch shows how 160 dwellings could be provided on site. It would still be within the developable area identified in the allocation policy HSA23.
- 4.15 The landscape consultant for the Council has not commented specifically on the amended illustrative masterplan. They previously considered up to 160 dwellings the maximum for the site area including the area where the building is now to be retained. They suggest that where 3 houses were previously proposed in that location that the number of dwellings be reduced to up to 157 as the site area has reduced. Where they have not identified any particular landscape harm from the proposed illustrative masterplan officers consider that this would be a consideration at reserved matters. Furthermore, if a party to take on the building is not found it would be redeveloped as part of the outline for up to 160 dwellings. The conditions recommended previously on height of dwellings, details of play areas, grading of land, and a design code are considered as applicable to the amended proposal.
- 4.16 Policy C9 of the Compton NDP outlines that redevelopment of the site be informed by a masterplan which has been subject to public consultation. As outlined in the 12 January WAPC report this has been undertaken as part of the planning application. The policy requires this be followed by a design code to be a condition of permission and should be in consultation with the community. Where a condition is proposed for the design code this policy would be complied with.

Affordable Housing

- 4.17 Policy C5 of the Compton NDP relates to affordable homes – that there will be priority for those with a local connection and that the size, mix and tenure take into account the recommendations of the CCB report on Housing Need Compton. The applicant has confirmed acceptance of an obligation for a local lettings policy with the drafting in the planning obligation to ensure it does not affect a registered provider's ability to secure their grant funding.

- 4.18 As set out in the 12 January WAPC report the housing size and mix will be a reserved matter including for affordable housing; it is not a matter for consideration with this outline permission. However, to assist the Committee the CCB report referred to in policy C5 is from 2016 and identified 18 households in Compton with affordable housing need as follows:

	Affordable Rent	Shared Ownership
1 bedroom	6 units	5 units
2 bedroom	3 units	1 unit
3 bedroom	2 units	1 unit
Totals	11	7

- 4.19 Since the last WAPC meeting the Council's Housing Development and Enabling Officer has provided an update on the current Housing Register for affordable rent where people have expressed an interest in living in Compton. Interest can be expressed in as many areas as people wish so the numbers do not represent individual households. The details from the Housing Register for affordable rent interest in Compton are:

Compton	Affordable Rent
1 bedroom	20
2 bedroom	22
3 bedroom	22
4 bedroom	6
5 bedroom	2

- 4.20 With regards to shared ownership feedback from registered providers is that 1 bedroom units are more difficult to gain interest in. Sales in 2018-2019 from Help to Buy are:

	%	Total
1 bedroom	24%	268
2 bedroom	54%	587
3 bedroom	21%	231
4 or more	1%	8
Total		1094

- 4.21 The number of affordable units required and a local lettings scheme would be secured with an outline permission by a planning obligation. That would set the parameters and expectations for the reserved matters, such as the split between affordable rent and shared ownership. Whilst the indicative housing mix does not show any one bedroom units it is clear that at reserved matters there will be a requirement for them to be incorporated in order to comply with both the Core Strategy policy and Compton NDP policy on affordable housing.
- 4.22 The preference of officers would be to take the latest available information from the Housing Register and other sources including the CCB report to inform consideration of the affordable housing mix at reserved matters. As can be seen from the basic data above there appears to have been a change since 2016 in unit size need.

Housing Mix

- 4.23 Policy C6 of the Compton NDP relates to the hostel complex of buildings – that it should be retained and refurbished to delivery one and two bedroom homes unless viability and deliverability would be threatened.
- 4.24 As outlined in the 12 January WAPC report, it is not proposed to retain the hostel complex. This is contrary to policy C6 and will have a negative weight in the planning balance. However, the redevelopment of the site will need to comply with the other local development plan policies to provide a suitable housing mix including one and two bedroom homes at reserved matters. Therefore officers consider that the aims of this policy for one and two bedroom homes can be achieved.
- 4.25 Policy C7 of the Compton NDP states it relates to density, but the detail of the policy wording primarily relates to housing mix. It discusses the majority of market homes will be three to five bedroom, with single storey homes built to building regulations standards for accessible and adaptable.
- 4.26 The indicative housing mix shows 25% 2 bed, 40% 3 bed, 25% 4 bed and 10% 5 bed. Whilst this covers all types of housing and not just market housing the indicative mix shows that it is feasible to provide a majority of three to five bedroom properties within the parameter plans.
- 4.27 There is already a requirement for a proportion of dwellings to be restricted in height to single storey. The applicant has also accepted a planning obligation that 15% of dwellings will achieve the building regulations standards for accessible and adaptable. Overall the proposal is considered to comply with Policy C7.

Sustainable construction and energy efficiency

- 4.28 These matters were set out in the 12 January WAPC report, but are repeated with regard to the assessment against the Compton NDP policies.
- 4.29 Policy C3 of the Compton NDP requires all new residential development to achieve at least 19% improvement on the carbon emission target of Building Regulations (Part L), as well as other measures with regard to materials, insulation and passive solar gain. The applicant has agreed to the 19% improvement which can be secured by planning obligation and it's therefore considered this policy is complied with.
- 4.30 Policy C9 of the Compton NDP requires a design code in consultation with the local community as a condition of outline permission, with the design to use the 'Building for a Healthy Life' assessment framework and identify opportunities to draw its energy supply from decentralised, renewable or low carbon supply systems. The applicant submitted a Design Guide which includes Building for a Healthy Life considerations for the site as well as anticipating the Future Homes Standard. As outlined in the section above landscape character a condition is recommended for a new/ revised design code as a condition and it is therefore considered this policy is complied with.
- 4.31 Policy C4 of the Compton NDP encourages incorporation of infrastructure for a local district heating network either by connection to an existing on or delivering it onsite

unless it's demonstrated not to be viable. This is not proposed. The policy is worded in a way that it encourages rather than requires. The applicant considers that the relatively modest scale and low density of the development is such that it would not be possible for the development to provide a local district heating network.

Green infrastructure

- 4.32 Policy C15 of the Compton NDP supports the creation of new footpaths at new development sites which increase connectivity through the village. Policy C16 includes the cricket ground as a local green space on which new development would not be permitted. Policy C19 of the Compton NDP supports proposals that improve and extend existing footpath and cycle path networks.
- 4.33 As set out in the 12 January WAPC report the proposal would retain the cricket pitch as part of the green infrastructure of the site, in accordance with policy C16. It would include footpaths around the proposed residential areas on site, along the green street through the centre of Area C and reinstate the east/west footpath through the site from Churn Road to Hockham Road between residential areas B and C. It would also have a footpath through Area A to the north onto Hockham Road and joining the public rights of way to the north and south from here. There will be areas of green space accessible to residents within Area C and Area A, although some will be less accessible in the interests of creating a diverse habitat for biodiversity on site. The proposal is considered to accord with policies C15 and C19.

Biodiversity

- 4.34 Policy C17 of the Compton NDP also requires measurable net gains for biodiversity and for development to be landscape led with regard to ecology.
- 4.35 The 12 January WAPC report outlined that there will be a loss of existing habitat which will then be reinstated and enhanced. There will be impacts on protected species on site requiring mitigation measures by the proposed development. Overall the mitigation and enhancement measures would provide a site wide net gain in biodiversity far exceeding 10%. As such the proposal complies with policy C17.

Trees

- 4.36 Policy C17 also requires opportunities to be taken to incorporate trees in development, secure measures for their maintenance and retention of existing trees.
- 4.37 The 12 January WAPC report outlined that all category A and B trees are proposed to be retained within the development. Full details of landscaping including management, tree protection measures and impact assessment detailing any special construction or monitoring requirements would be required to be secured by conditions for the area of the site subject of the full application. For the outline application the landscaping would be part of the reserved matters for the remainder of the site. The proposal is considered to comply with policy C17.

Sustainable Drainage

- 4.38 Policy C18 of the Compton NDP seeks to manage the risk of surface water flooding. It states that new development must manage flood risk and incorporate SUDS measures as an integral part of the green infrastructure and street network to reduce surface water run-off in line with Core Strategy policy CS16. The SUDS must be designed as positive features and mitigate adverse effects on people, property and ecological value.
- 4.39 The 12 January WAPC report set out that the Environment Agency require a condition that the development be carried out in accordance with the flood risk assessment including that finished floor levels are set no lower than 101.6 metres above AOD and no raising of existing ground levels on site, as well as a condition for no infiltration SUDS measures. Parts of the site to the south are within flood zones 2 and 3 and no built development is proposed in these areas. The submitted flood risk assessment demonstrates that it is feasible for surface water and flood risk to be managed in a way that policy C18 can be complied with, subject to conditions on drainage measures.

Sustainable Transport

- 4.40 Policy C10 requires all new dwellings to have an electric vehicle charging point. This is recommended by condition.
- 4.41 Policy C22 requires new development to meet the development plan policies for parking standards. This is partly covered by recommended condition and also as part of layout considerations at reserved matters.

Land Contamination

- 4.42 At 12 January WAPC meeting the issues of the land contamination on site were raised. To assist Committee officers outline the national planning practice guidance on land contamination, states:

To ensure a site is suitable for its new use and to prevent unacceptable risk from pollution, the implications of contamination for development should be considered through the planning process to the extent that it is not addressed by other regimes. The latter include:

- The system for identifying and remediating statutorily defined contaminated land under Part 2A of the Environmental Protection Act 1990, which provides a risk based approach to the identification and remediation of land where contamination poses an unacceptable risk to human health or the environment. The government has published statutory guidance on Part 2A which focuses on addressing contaminated land that meets the legal definition and cannot be dealt with via any other means, including planning.*
- Building Regulations, which require that reasonable precautions are taken to avoid risks to health and safety caused by contaminants in ground to be covered by buildings and associated ground.*

- *Environmental Permitting Regulations, under which an Environmental Permit from the Environment Agency is normally required to cover the treatment and/or redeposit of contaminated soils if the soils are 'waste'.*

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- 4.43 With regard to outline applications the national planning practice guidance states that among other matters considerations include: that the contaminated condition of the site is understood; the proposed development is appropriate as a means of remediation; and there is sufficient information to be confident it will be able to grant permission in full at a later stage bearing in mind the need for the necessary remediation to be viable and practicable.
- 4.44 The National Planning Policy Framework paragraph 184 states responsibility for securing a safe development rests with the developer and/or landowner.
- 4.45 The 12 January WAPC report outlined that the Council's Environmental Health and the Environment Agency have been consulted on the application. Neither raised objections to the proposal and both recommended planning condition. The recommended condition is in line with the national planning practice guidance and include site characterisation, submission of remediation scheme, implementation of remediation scheme, and monitoring and maintenance.
- 4.46 The applicant has as permit with the Environment Agency with regards to certain types of land contamination on site. Those types of land contamination will require a separate permit from the Environment Agency for their treatment.
- 4.47 Furthermore, the Council has allocated the land for housing. Part of the process of allocating the land included considerations of land contamination, including the viability of remediation. The Council considered and it was accepted by the examining inspector that the contamination on site was capable of being remediated and would enable the site to be redeveloped for mixed use including for housing. The technical consultees have not raised an objection to the details submitted with the application and consider the contamination that relates to planning considerations can be managed by the recommended condition. Matters beyond planning such as the permits, building regulations and other legislation would be dealt with by other parties. The details submitted to discharge the recommended condition would also require consultation with the Environment Agency and Environmental Health. Overall officers are satisfied with the proposal with regard to land contamination as outlined in the 12 January WAPC report.

5. Planning Balance and Conclusion

- 5.1 This section is a complete assessment taking account of all policies in the development plan, not just the Compton NDP. It updates the entire section of the 12 January WAPC report.
- 5.2 The weight has been adjusted for the amendment to retain the Piglets day nursery and Pickled Pig building, as well as the partial conflict with three of the Compton NDP policies

now they have full weight. The proposal complies with the other 14 relevant policies of the Compton NDP.

5.3 Attributing weight is a matter for the decision maker. Officers have reviewed the weight usually attributed to the matters listed, and have taken into consideration the weight generally given in reaching decisions on major housing schemes in the District. The following matters are considered to be the benefits of the proposal.

- a) The proposed development would provide 160 houses, including policy compliant 30% affordable, as well as 15% of houses built to additional building regulations standards for access and adaptability. This attracts significant weight by contributing to the supply of housing in accordance with policies ADPP1, ADPP5, CS1, C1 and HSA23.
- b) Moderate weight is given to the economic benefits during construction from employment and from future residents to the local economy.
- c) The proposed public open space and green space exceeds that required by policy. It also provides for their management for residents. This attracts moderate weight as an additional formal and informal public green space in the area – particularly where the cricket pitch has been designated by the Compton NDP.
- d) The development includes measures to combat climate change with reductions in emissions under enhanced building regulations. A condition to achieve policy CS15 with regard to onsite renewable energy generation would comply with policy. This attracts modest weight where the development is considered capable of meeting the policy expectation.
- e) Minor weight is given to the landscape impacts of the proposal. It would conserve the AONB and create a landscape buffer to the north that would better relate to the countryside beyond and the height of the development would be limited to reflect that locally. However, whilst the number of dwellings is considered capable of being accommodated further work is required on the design code and the illustrative layout.
- f) The reinstatement of a former public right of way across the site and additional footpaths that link the site to the surrounding rights of way network attract minor weight where the proposal will increase connectivity.
- g) Minor weight is given to net benefits in biodiversity. Whilst there will be some loss of habitat and impact on protected species which can be mitigated and the long term management of the site would maintain it. The proposal has demonstrated the required net gain is achievable.
- h) Minor weight is given to the remediation of the land contamination on site. It is required as mitigation in order to provide a safe site for new housing, but nevertheless provides a long term benefit from its removal.

- i) Minor weight is also given to the employment proposal on site. Whilst the site area would be a fifth of the area being developed it does not provide any new employment building as part of the redevelopment.
- j) Minor weight is given to the retained buildings for community use. They would provide on-site facilities for future residents which is an expectation of major housing development.

5.4 The following matters are considered to be the adverse impacts weighing against the proposal.

- a) Whilst the impact on the local highway network is acceptable the demolition and construction period is likely to be longer than other similar scale housing development due to the extent of demolition and land contamination remediation works required. This will have a longer than normally expected impact on the amenity of residents which is afforded minor adverse weight.
- b) It has been demonstrated that managing surface water on site is feasible and the flood risks from the development can be mitigated. However, there are constraints on discharge rates and infiltration methods are unsuitable due to the land contamination risk.
- c) Minor adverse weight is given to the partial conflict with the Compton NDP policies on no district heating system, enterprise hub, and no retention of the hostel complex. However, other measures for onsite renewables would be secured, small business use is possible within the retained buildings, and the aim of the policy to provide one and two bedroom units within the hostel can be achieved through the wider redevelopment of the site.

5.5 The local development plan is considered up to date and as such the tilted balance of paragraph 11d of the National Planning Policy Framework is not considered to be engaged. Having taken into account all of the relevant policy considerations and other material considerations referred to above, overall the development is considered to comply with the development plan. Furthermore, it is considered that the benefits of the proposal are greater in number and weight such that they outweigh the adverse impacts. The recommendation is therefore that the application be approved subject to the conditions identified and subject to a planning obligation.

6. Full Recommendation

6.1 PROVIDED THAT a Section 106 Agreement has been completed by 31 May 2022 (or such longer period that may be authorised by the Service Director – Development & Regulation, in consultation with the Chairman or Vice Chairman of the Western Area Planning Committee), to delegate to the Service Director – Development & Regulation to GRANT PLANNING PERMISSION subject to the conditions listed below.

6.2 OR, if a Section 106 Agreement is not completed within the above timescale, to REFUSE PLANNING PERMISSION for the reasons listed below.