

# NOTICE OF MEETING

## Planning & Transport Committee

7.45pm on Monday 9 May 2022

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To Councillors

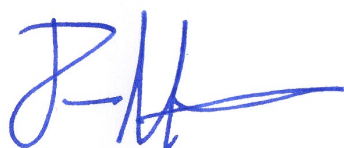
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Dulieu, Fitzwilliams, M Jones, Thorin and Wallen

**You are summoned to attend a meeting of Planning & Transport Committee on Monday 9 May 2022 at 7.45pm.**

The meeting will take place in the Brownlow Hall.

Any apologies for absence should be communicated to the Clerk ahead of the meeting.



**Jason Mawer**

Clerk to the Council

### **The seven principles of public life**

Selflessness | Integrity | Objectivity | Accountability | Openness | Honesty | Leadership

# AGENDA

## Meeting of Planning & Transport Committee

7.45pm on Monday 9 May 2022

Sound recording, photography, filming and use of social media at meetings that are held in public are permitted. Those wishing to record proceedings are however advised to contact the Parish Clerk for further information before the start of the meeting.

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<b>No.</b>	<b>Item</b>	<b>Page</b>
P22/051.	<b>Apologies for absence</b> To approve apologies for absence.	
P22/052.	<b>Declarations of interest</b> Members are asked to declare any disclosable interest or affected interest in respect of any matter to be considered at this meeting.	3
P22/053.	<b>Minutes of the previous meeting</b> To approve the minutes of the committee meeting of Tuesday 19 April 2022.	4
P22/054.	<b>Clerks Report and items for information</b> To receive the report of the Clerk including recurring items and other items for information.	8
P22/055.	<b>Public participation</b> Members of the public may comment on planning applications that are for consideration at this meeting. This session will last for a maximum of 10 minutes.	19
P22/056.	<b>Planning &amp; tree applications (BFC planning lists 16/22, 17/22 and 18/22)</b> To consider planning and tree applications.	20
P22/057.	<b>Planning determinations of Bracknell Forest Council</b> To note the planning determinations made by Bracknell Forest Council.	21
P22/058.	<b>Committee members reports</b> To receive relevant updates from committee members.	
P22/059.	<b>Date of the next meeting</b> The next meeting of the committee will take place on Tuesday 10 May 2022 at 7.45pm	22
P22/060.	<b>Closure of the meeting</b>	

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### **DECLARATIONS OF INTEREST**

Members are asked to declare any disclosable pecuniary or affected interests in respect of any matter to be considered at this meeting.

Any member with a Disclosable Pecuniary Interest in a matter should withdraw from the meeting when the matter is under consideration and should notify the Parish Clerk in attendance that they are withdrawing as they have such an interest.

If the Disclosable Pecuniary Interest is not entered on the register of members interests the member must ensure this is updated within 28 days.

Any member with an affected Interest in a matter must disclose the interest to the meeting. There is no requirement to withdraw from the meeting when the interest is only an affected interest, but the Parish Clerk should be notified of the interest, if not previously notified of it, within 28 days of the meeting.

**PLANNING & TRANSPORT COMMITTEE**

**MINUTES OF THE MEETING**

held on **Tuesday 19 April 2022** in the **Blue Room, Brownlow Hall**

**Members present:** Cllrs M Jones (Chair), Ms Dulieu, Ms Thorin and Mrs Wallen

**Other attendees:** Parish Clerk

**P22/041. Apologies for absence**

Apologies for absence were received from Cllr Fitzwilliams

**P22/042. Declarations of Interest**

Cllr M Jones declared a personal interest for application 22/00150/OUT and would not participate in discussion of this matter.

**P22/043. Minutes of the previous meetings**

The minutes of the meeting of 29 March 2022 were proposed by Cllr Ms Dulieu, seconded by Cllr Ms Thorin, and APPROVED by members present.

**P22/044. Clerk's Report and items for information**

The Clerk circulated a report to members ahead of the meeting that contained an update on items from the last meeting and recurring reports on appeals and enforcement cases.

Members asked the Clerk to approach the parties behind a possible redevelopment of the old Montessori School site on Bracknell Road for further clarification.

The Clerk advised provided members with a verbal update on the pre-submission consultation on the Winkfield Neighbourhood Plan. No further action was required.

The Clerk's Report was noted.

**P22/045. Public participation**

There were no requests for participation by the public.

**P22/046. Planning & tree applications (BFC lists 13/22, 14/22 and 15/22)**

**Planning List BFC 13/22**

**22/000064/FUL** The Forge House, Maidenhead Road, Warfield, Bracknell, Berkshire RG42 6EH

*Construction of new vehicle crossover, erection of single storey rear extension to main house and single storey front extension to existing garage.*

Considered no objection

**22/00063/TRTPO** Tesco Store Ltd, 17 County Lane, Warfield, Bracknell, Berkshire RG42 3JP

*TPO 309 – Application to fell 1 tree.*

**Observation**

Leave to the Tree Officer

A replacement native species tree should replace the tree removed

**Planning List BFC 14/22**

**22/00132/FUL** Land at east of Crozier Lane, Warfield, Bracknell, Berkshire

Area of hardstanding to be used as a temporary parking area for 9 months.

**Observation**

It is unclear from the submitted plans how the area will be drained, and the council are concerned that waste will enter the ditch.

A permeable surface would be preferred to tarmac.

The start and end date for the permitted period should be clearly stated.

**22/00150/OUT** Land at Priory Fields, Newell Green, Warfield, Bracknell, Berkshire

Outline application (with details of means of access, landscaping, layout, and scale proposed; details of appearance reserved) for development of residential dwellings, a neighbourhood centre, new vehicular, cycling and pedestrian routes, two new roundabouts on Newell Green, associated infrastructure, engineering works and landscaping.

[Deferred to the next meeting to allow further consideration](#)

**Planning List BFC 15/22**

**22/00184/FUL** Rivendell 8a Priory Lane, Warfield, Bracknell, Berkshire RG42 2JU

*Section 73 permission for the variation of condition 24 (tree protection measures) of planning permission 21/00808/FUL for the erection of 2 detached dwellings following demolition of existing dwelling and associated parking.*

**Observation**

Leave to the Tree Officer

**22/00067/TRTPO** Land at south of 16 Cambridgeshire Close, Warfield, Bracknell, Berkshire RG42 3XW

*TPO 1222 – Application to prune 1 tree.*

[No decision possible – no information on portal](#)

**22/00070/TRCA** Church of St Michael and All Angels, Church Lane, Warfield, Bracknell, Berkshire RG42 6EE

*Conservation Area – Fell 2 trees.*

[Already considered](#)

## **P22/047. Planning determinations**

The following determinations were advised since the last meeting by Bracknell Forest Council.

### **2.0 Applications Determined**

**20/00713/FUL** Cruchfield Manor Farm, Ascot Road, Warfield, Bracknell, Berkshire

*Re roofing works, replacement windows, repair and painting of external render.*

Withdrawn

**20/00715/LB** Cruchfield Manor Farm, Ascot Road, Warfield, Bracknell, Berkshire

*Application for listed building consent for reroofing works, replacement windows, repair and painting of external render.*

Withdrawn

**21/00653/FUL** 54a Wellingtonias, Warfield Park, Bracknell, Berkshire RG42 3RL

*Erection of a detached single garage and car port.*

Approval by Delegated Decision

**21/01100/FUL** 10 Viola Croft, Warfield, Bracknell, Berkshire RG42 3UW

*Proposed garage conversion to habitable accommodation, rear and side extension to replace conservatory and to replace shed for cycle storage and associated parking.*

Approval by Delegated Decision

**22/00063/FUL** 32 Horatio Avenue, Warfield, Bracknell, Berkshire RG42 3TX

*Erection of single storey rear with glazed lantern in the flat roof.*

Approval by Delegated Decision

**20/00073/TRTPO** Land next to 1 Lyon Oaks, Warfield, Bracknell, Berkshire RG42 2PT

*TPO 89 – Application to prune 3 trees.*

Approval by Delegated Decision

**21/00299/TRTPO** North Lodge Farm, Forest Road, Hayley Green, Warfield, Bracknell, Berkshire

*TPO 1236 – Application to prune 1 tree.*

Approval by Delegated Decision

**20/00085/TRTPO** Land rear of Shorland Oaks known as Priory Lane Copse, Warfield, Bracknell, Berkshire

*TPO 226 – Application to fell 1 tree.*

Refusal by Delegated Decision

**22/00215/PAD** Land at Malt Hill, Malt Hill, Warfield, Bracknell, Berkshire

*Application for prior approval to determine if prior approval is required for a proposed formation: alteration or maintenance of private ways for agricultural or forestry use.*

Not Required

**P22/048. Representative reports**

Cllr Mrs Wallen mentioned the condition of Old Park Lane, The Clerk advised that contacting the ward councillor may be the best way to achieve results.

**P22/049. Date of next meeting**

The date for the next meeting is on Tuesday 10 May 2022. Due to the number of apologies lodged, the meeting date will be rearranged.

**P22/050. Closure of the meeting**

There being no further business the meeting closed at 9:02pm.

**CLERKS REPORT AND ITEMS FOR INFORMATION****1.0 Purpose**

1.1 This report contains actions taken on arising from the last meeting of the committee and other items for information, including recurring reports.

**2.0 Actions taken or arising from the last meeting**

	None
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**3.0 Appeals**

3.1 This section contains an update on appeal activity since the last meeting of the committee. Any update received after the publication of the meeting pack will be reported to the meeting.

3.2 Appeals lodged

3.2.1 There are no updates to report at the time of preparing this report.

3.3 Appeal updates

3.3.1 There were no updates to report at the time of preparing this report.

**4.0 Recurring reports**

4.1 This section contains items regularly reported including CIL and enforcement updates.

4.2 Community Infrastructure Levy (CIL)

4.2.1 CIL receipts for the period October 2021-March 2022 were received from Bracknell Forest Council in April 2022. The amount received was £146,516.96

4.2.2 The payment schedule relates to:

<b>Development</b>	<b>CIL received Oct 21- Mar 22</b>	<b>Parish Share received</b>
Land at East Avery Lane	£946,219.52	£141,932.93
1 Newell Green Cottage	£30,553.55	£4,583.03
		<b>£146,515.96</b>

4.3 Enforcement activity in the parish

<b>Reference number:</b>	<b>EN/21/00166/UOPD</b>
Address:	Scotlands House, Forest Road, Newell Green
Activity:	Without planning permission, the installation of a free-standing aerial
Status:	Closed



Update:	Investigation if a breach has taken place and an application is expected shortly.
<b>Reference number:</b>	<b>TBA</b>
Address:	West End Stables
Activity:	Use of the site
Status:	Pending
Update:	Awaiting confirmation from Enforcement team.
<b>Reference number:</b>	TBA
Address:	Hermitage Stables
Activity:	Use of the site for business purposes
Status:	Awaiting confirmation from Enforcement team.

## 5.0 Other items for information

5.1 The Clerk has spoken with agents involved in the Old Montessori School site on Bracknell Road and passed on the communication from the council.

## 6.0 Bracknell Forest Local Plan

6.1 The Clerk applied to the Examiners of the Bracknell Forest Local Plan for attendance at selected hearings. There were:

Matter 3: Vision, Objectives and Spatial Policy

Matter 4: Housing Numbers

Matter 7: Green Belt

Matter 8: Jealotts Hill Garden Village

Matter 10: Residential / Mixed Use Allocations (policies LP4-11) specifically for plan WAR9

6.2 The Examiners have invited the council to participate in :

Matter 4: Housing Numbers

Matter 7: Green Belt

Matter 8: Jealotts Hill Garden Village

Matter 10: Residential / Mixed Use Allocations (policies LP4-11) specifically for plan WAR9

6.3 The Clerk is liaising with our consultants on the most appropriate method to make the case for the council.

6.4 The council has submitted hearing statements in relation in advance of the hearings and these are attached to this report. (Members should not that there is repetition in the

statements. This is because hearing statements had to be stand alone documents and subjects under discussion run across matters identified by the examiners.)

**7.0 Correspondence received**

7.1 Any correspondence received will be reported at the meeting.

**8.0 Recommendation**

8.1 Members are asked to note this report.

## **Bracknell Forest Local Plan**

### **Hearing Statement – Warfield Parish Council**

#### **Matter 3 – Vision, Objectives and Spatial Strategy**

Issue 1 – Question 27

Issue 2 – Questions 33 and 34

- 1.1 Warfield Parish Council (WPC) submitted a comprehensive representation in March 2021 that addressed the range of issues and questions set out above. It does not intend to repeat the representation but considers the allocation of land at Jealott's Hill under Policy LP7 remains unsound and unjustified.
- 1.2 WPC agrees with the fundamental concerns expressed by the Royal Borough of Windsor and Maidenhead in paragraph 7.6 of the Statement of Common Ground regarding the lack of evidence to justify the scale of development proposed at Jealott's Hill and their concerns on the landscape impact of the proposals.
- 1.3 The Parish Council supports the retention, intensification, and limited expansion of the business use at Jealott's Hill to bolster its strategic economic development value. Although a source of traffic problems on the rural roads of the Parish and a harmful visual presence in the countryside, the Parish Council accepts the keenness of Bracknell Forest Council (BFC) in wishing to secure that value. It also welcomes the desire of the business owner to want to invest in the site.
- 1.4 But specifically in relation to Examiners question 104, the Parish Council does not consider that the principle of cross-subsidising one of the world's largest companies in this sector to invest in its own business expansion in this particular way is legitimate public policy. It is certainly not the way land use planning decisions of this scale should be made. WPC considers that there are other more appropriate and effective means of public policy providing assistance to share the risk of an ambitious, but ultimately private, economic development venture of this kind.
- 1.5 In addition, were the location to be sustainable in its key features – proximity to major populations, well-served by public transport and local services – then a housing-led, economic development scheme may have been plausible. But as alluded to in Question 34, the Jealott's Hill location is none of those things, and the subsequent submission of the three sustainable travel documents (Exam documents 4A, 4B and 4C by Evoke) are considered to be highly ambitious and unlikely to make the isolated location of Jealott's Hill any more 'sustainable' on the terms outlined in NPPF paragraph 105.
- 1.6 To be found sound, the Jealott's Hill proposal must be justified as an 'appropriate strategy taking into account reasonable alternatives'. In respect of Question 92, as WPC also set out in detail in its representation of March 2021, it does not consider that all options/alternative strategies were given adequate consideration through the sustainability appraisal process as detailed in our representation.

## **Bracknell Forest Local Plan**

### **Hearing Statement – Warfield Parish Council**

#### **Matter 4 – Housing Numbers**

Issue 1 – Questions 46, 56 and 58

- 1.1 Warfield Parish Council (WPC) submitted a comprehensive representation in March 2021 that addressed the range of issues and questions set out above. It does not intend to repeat the representation but considers the allocation of land at Jealott's Hill under Policy LP7 remains unsound and unjustified.
- 1.2 WPC agrees with the fundamental concerns expressed by the Royal Borough of Windsor and Maidenhead in paragraph 7.6 of the Statement of Common Ground regarding the lack of evidence to justify the scale of development proposed at Jealott's Hill and their concerns on the landscape impact of the proposals.
- 1.3 While the Parish Council supports the retention, intensification, and limited expansion of the business use at Jealott's Hill to bolster its strategic economic development value. Although a source of traffic problems on the rural roads of the Parish and a harmful visual presence in the countryside, the Parish Council accepts the keenness of Bracknell Forest Council in wishing to secure that value. It also welcomes the desire of the business owner to want to invest in the site.
- 1.4 But specifically in relation to Examiners question 104, the Parish Council does not consider that the principle of cross-subsidising one of the world's largest companies in this sector to invest in its own business expansion in this particular way is legitimate public policy. It is certainly not the way land use planning decisions of this scale should be made. WPC considers that there are other more appropriate and effective means of public policy providing assistance to share the risk of an ambitious, but ultimately private, economic development venture of this kind.
- 1.5 In addition, were the location to be sustainable in its key features – proximity to major populations, well-served by public transport and local services – then a housing-led, economic development scheme may have been plausible. But as alluded to in Question 34, the Jealott's Hill location is none of those things, and the subsequent submission of the three sustainable travel documents (Exam documents 4A, 4B and 4C by Evoke) are considered to be highly ambitious and unlikely to make the isolated location of Jealott's Hill any more 'sustainable' on the terms outlined in NPPF paragraph 105.
- 1.6 To be found sound, the Jealott's Hill proposal must be justified as an 'appropriate strategy taking into account reasonable alternatives'. In respect of Question 92, as WPC also set out in detail in its representation of March 2021, it does not consider that all options/alternative strategies were given adequate consideration through the Local plan sustainability appraisal process as detailed in our representation.

**QUESTION 56 - What is the housing requirement for each designated neighbourhood area? Is it appropriate that these figures be defined within policy LP4, which sets out the allocations for the plan?**

- 2.1 While WPC considers it now common practice for a Local Plan to define a housing requirement figure for each designated neighbourhood area to accord with NPPF (2021) paragraph 66, it objects to the approach taken in Table 9 Policy LP4 and would recommend an additional policy be inserted to avoid any confusion between the strategic housing allocations coming forward through the Local Plan, from non-strategic housing requirements consistent with the role of neighbourhood planning as set out in NPPF (2021) paragraph 29.
- 2.2 The preparation of the Warfield Neighbourhood plan (WNP) was undertaken and the examination commenced under the 2012 NPPF which predated the introduction of NPPF (2021) paragraphs 66 and 67 in the July 2018 version of the NPPF. In the light of this change in national planning policy, the Parish Council considers the approach taken in Table 9 of Policy LP4 and paragraph 7.44 to be ambiguous.
- 2.3 Table 9 of Policy LP4 implies a neighbourhood plan housing requirement figure for Warfield of 2,033 dwellings; a scale of development inconsistent with the provisions of NPPF paragraphs 66 (and Planning Practice Guidance ID41-103, ID 41-104 and ID41-105) which is intended to provide the neighbourhood planning body with an identified housing requirement which in turn will engage NPPF paragraph 14 should this be necessary.
- 2.4 If the WNP did not meet the housing requirement of 2033 dwellings (as implied by Table 9) it would be unlikely to be able to meet 'Basic Condition (a)' by failing to 'have regard to' NPPF paragraph 29 which states that "neighbourhood plans should not promote less development than set out in strategic policies for the area'.
- 2.5 Since the publication of the Pre-Submission draft Local Plan the WNP has completed its examination. The Examination Report was published on the 17 January 2022<sup>1</sup> and BFC's Decision Statement is awaited. The WNP therefore has weight consistent with NPPF paragraph 48.
- 2.6 WNP Policy WNP2 provides for the allocation of land at Hayley Green in Warfield Parish for a comprehensive mixed-use development of approximately 235 dwellings. The WNP Examiner concluded that the WNP has regard to the Government's objective of significantly boosting the supply of homes and would contribute towards the achievement of sustainable development. In respect of general conformity with the strategic policies of the development plan, the development accords with the locational principles and sequential approach set out in Core Strategy Policy CS2.
- 2.7 In response to Question 58. With the WNP plan period modified to match the Local Plan (2037), the Parish Council request the Examiner either modifies Table 9 of Policy LP4 to

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<sup>1</sup> <https://www.bracknell-forest.bfc.onwebcurl.com/sites/default/files/2022-01/e29-warfield-neighbourhood-plan-examiners-report-17january2022.pdf>

replace the reference to 2,033 dwellings with 235 dwellings (i.e. to reflect policy WNP2) or proposes a main modification that inserts a new Neighbourhood Planning policy into the Local Plan to replace Table 9 to reflect NPPF paragraph 66. This, in turn, will enable part (b) of NPPF paragraph 14 to be engaged, should it be necessary. This will also support PPG ID41-009 intended to ensure complementary neighbourhood plan and local plan policies are produced.

## **Bracknell Forest Local Plan**

### **Hearing Statement – Warfield Parish Council**

#### **Matter 8 – Jealott’s Hill Garden Village Allocation**

Issue 1 – Questions 90-136

- 1.1 Warfield Parish Council (WPC) submitted a comprehensive representation in March 2021 that addressed the range of issues and questions set out above. It does not intend to repeat the representation but considers the allocation of land at Jealott’s Hill under Policy LP7 remains unsound and unjustified.
- 1.2 WPC agrees with the fundamental concerns expressed by the Royal Borough of Windsor and Maidenhead in paragraph 7.6 of the Statement of Common Ground regarding the lack of evidence to justify the scale of development proposed at Jealott’s Hill and their concerns on the landscape impact of the proposals.
- 1.3 While the Parish Council supports the retention, intensification, and limited expansion of the business use at Jealott’s Hill to bolster its strategic economic development value. Although a source of traffic problems on the rural roads of the Parish and a harmful visual presence in the countryside, the Parish Council accepts the keenness of Bracknell Forest Council in wishing to secure that value. It also welcomes the desire of the business owner to want to invest in the site.
- 1.4 But specifically in relation to Examiners question 104, the Parish Council does not consider that the principle of cross-subsidising one of the world’s largest companies in this sector to invest in its own business expansion in this particular way is legitimate public policy. It is certainly not the way land use planning decisions of this scale should be made. WPC considers that there are other more appropriate and effective means of public policy providing assistance to share the risk of an ambitious, but ultimately private, economic development venture of this kind.
- 1.5 In addition, were the location to be sustainable in its key features – proximity to major populations, well-served by public transport and local services – then a housing-led, economic development scheme may have been plausible. But as alluded to in Question 34, the Jealott’s Hill location is none of those things, and the subsequent submission of the three sustainable travel documents (Exam documents 4A, 4B and 4C by Evoke) are considered to be highly ambitious and unlikely to make the isolated location of Jealott’s Hill any more ‘sustainable’ on the terms outlined in NPPF paragraph 105.
- 1.6 To be found sound, the Jealott’s Hill proposal must be justified as an ‘appropriate strategy taking into account reasonable alternatives’. In respect of Question 92, as WPC also set out in detail in its representation of March 2021, it does not consider that all options/alternative strategies were given adequate consideration through the Local plan sustainability appraisal process as detailed in our representation.

## **Bracknell Forest Local Plan**

### **Hearing Statement – Warfield Parish Council**

#### **Matter 12 – Housing Supply**

Issue 1 – Question 233

#### **Question 233. Are Neighbourhood Plans intended to identify further sources of housing supply?**

- 1.1 Warfield Parish Council (WPC) would direct the Examiner to their response to Matter 4: Question 56, in which they confirm that the Warfield Neighbourhood Plan (WNP) has allocated a further supply of at least 235 dwellings but considers the allocation of 33 dwellings at Hershel Grange as unjustified for the reasons set out in its representation dated March 2021, as below.
- 1.2 The Parish Council notes that Land North of Herschel Grange (Site WAR9) is proposed as an allocation for 33 dwellings in Policy LP4 (Table 7 Large Sites) and objects to the settlement boundary being redrawn to accommodate the allocation (Pre-Submission Plan page 318).
- 1.3 WAR 9 has an extensive planning history and was a site rejected in the WNP. It's rejection was for similar reasons to those in the most recent decision to refuse an application on the site for 33 homes on the 12 Feb 2021 (19/00497/FUL). This was due to the "harmful urbanising impact on the character and appearance of the countryside and would be unsympathetic to the character of the adjacent settlement" (Warfield Street) - a decision made prior to this Pre-Submission Local Plan consultation.
- 1.4 It is noted that, in reaching this decision, the Officers Report<sup>2</sup> gave the WNP "little weight" nor did the report attempt to exercise the prematurity argument, notwithstanding the report acknowledged the site was outside the settlement boundary defined by Policy WNP1 of the WNP, given the Warfield Parish Council alerted BFC to NPPF paragraphs 48 – 50 in their representation on the application<sup>3</sup>. By the time of the decision, the WNP had passed the local planning authority publicity period for a considerable period of time.
- 1.5 The WNP identifies Warfield Street as a character area, seeking to protect its rural character. The WNP undertook its own appraisal of WAR 9 (combined with WAR 10 which has been subsequently approved at appeal) and concluded:  
*"The site has been considered as a whole although the SHELAA includes it in two parts. Access to the site is constrained. The (WNP) Local Landscape Appraisal recommends that the existing open character to the north of the Warfield Street is maintained to prevent "encirclement" given the scale of development proposed to the south of the village. The recent application on the eastern parcel was refused in part due to its urbanising effect on*

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<sup>2</sup> Agenda Item 5 Land North of Herschel Grange (para 11.3 page 41) [Link](#)

<sup>3</sup> WPC Representation 19/00497/FUL [Link](#)



*the countryside character. Warfield Street has limited services and facilities but access to services will need to be considered in the context of the proposed development of Warfield (SA9). Overall, the site is inconsistent with the preferred spatial strategy”*

- 1.6 WAR 9 was rejected because of its adverse landscape impact and not allocated in the WNP. The intention to allocate WAR 9 through the emerging Local Plan and to redraw the settlement boundary is in clear conflict with Policy WNP1 and Policy WNP4 which defines the Warfield Street Character Area to which the allocation would also be in conflict. To attempt to regularise development of the site, given its considerable recent development management history, through the emerging Local Plan will undoubtedly undermine the plan led system, particularly given the WNP proposes an allocation of 235 dwellings in an alternative location to meet the Parish housing requirement.
- 1.7 Furthermore, retaining the integrity of the plan led system is fundamental to retaining a community’s confidence in planning and localism. In two recent appeals, Planning Inspectors placed prematurity front and centre of their reasons to dismiss appeals in conflict with emerging neighbourhood plan.
- 1.8 In the case of the Thorpe NP, the Inspector concluded that ““given the scale of the proposal and the conflict with Policy TH2(i), the proposal would be so substantial, and its cumulative effect would be so significant, that to grant permission would undermine the plan-making process by predetermining decisions”. The appeal was dismissed. (APP/Q3630/W/20/3253944)
- 1.9 In the case of the Burghclere Parish Neighbourhood Plan (BPNP), the Inspector observed that, “in seeking to allocate land for at least 15 dwellings, in addition to other opportunities for supply in the village, the (BPNP) is positively accommodating housing growth in excess of that envisaged in Policy SS5 (of the Basingstoke and Deane Local Plan)”.
- 1.10 He then examined the issue in more detail. He noted as per NPPF §49 that “reasons for refusing planning permission on grounds of prematurity must pass a threshold of a clear indication that granting permission for the development concerned would prejudice the outcome of the planmaking process (his emphasis)”. He then noted that, “the matter of prematurity was not a reason for refusal and is not directly a matter in dispute between the two main parties in the SOCG ... (but is) a matter raised by the Parish Council given the advanced stage of the (BPNP) and the scale of development proposed”.
- 1.11 He went on to agree with the Parish Council that there would be two harmful effects of the proposal. “The first detrimental effect would be a general disillusion in the benefits, efforts and objectives of neighbourhood planning within the community in Burghclere, which has spent over 2 years preparing its plan. The scale and location of the appeal proposal is so substantial, that were this appeal to grant permission in advance of the referendum it would predetermine decisions about the scale and location of new housing development in Burghclere. Consequently, it would seriously undermine the plan making process of the (BPNP)”.
- 1.12 “The second harmful consequence, identified by the Parish Council, is the very real prospect that the (BPNP) would not be endorsed at referendum were planning

permission granted for the appeal proposal. Whilst I accept there is no guarantee that any neighbourhood plan will pass its referendum, I find the degree of engagement in the preparation of the (BPNP) and the clear expectation regarding the general scale of growth for Burghclere in BDLP Policy SS5, means the appeal proposal would significantly risk the referendum to an unacceptable degree. This degree of risk in a genuinely planned system would be particularly harmful”. The appeal was dismissed.  
(APP/H1705/W/20/3248187)

- 1.13 WPC agrees with both Planning Inspectors who acknowledge the primacy of the plan led system. Such primacy should be applied in the case of the allocation of Land North of Herschel Grange in Policy LP4 and, given an alternative allocation is proposed in the WNP, that the allocation in LP4 is unjustified. Dealing with the site through the development management and appeals process would be a more appropriate and effective means of addressing the proposal.

### **PUBLIC PARTICIPATION**

A period of up to 10 minutes is set aside at the meeting for the public to make either make a statement on any matter arising at this meeting. This time will also include any written representations received by the Parish Clerk in advance of the meeting.

Each member of the public may speak for no more than five-minutes and they should direct their comments to the chairman of the meeting.

Members of the public are reminded this is not a public meeting and they may only speak with the authority of the chairman of the meeting, who will decide who to call.

A summary of the arrangements and rules regarding public participation can be found on the council website at [www.warfieldparishcouncil.gov.uk](http://www.warfieldparishcouncil.gov.uk)

**PLANNING APPLICATIONS FOR CONSIDERATION**

**22/00150/OUT** Land at Priory Fields, Newell Green, Warfield, Bracknell, Berkshire  
*Outline application (with details of means of access, landscaping, layout, and scale proposed; details of appearance reserved) for development of residential dwellings, a neighbourhood centre, new vehicular, cycling and pedestrian routes, two new roundabouts on Newell Green, associated infrastructure, engineering works and landscaping.*

**22/00067/TRTPO** Land at south of 16 Cambridgeshire Close, Warfield, Bracknell, Berkshire RG42 3XW

*TPO 1222 – Application to prune 1 tree.*

**Planning List BFC 16/22**

**22/00072/TRTPO** Warfield House, Bracknell Road, Warfield, Bracknell, Berkshire RG42 6BJ

*TPO 61 – Application to prune 10 trees and fell 11 trees.*

**22/00073/TR5** Warfield House, Bracknell Road, Warfield, Bracknell, Berkshire RG42 6BJ

*TPO 61 – Application to prune 3 and fell 4 trees.*

**Planning List BFC 17/22**

**22/00165/FUL** 6 Shropshire Gardens, Warfield, Bracknell, Berkshire RG42 3XP

*Proposed single storey rear extension following demolition of conservatory, partial garage conversion and front door relocation with canopy porch.*

**22/00245/FUL** The Stables, Kingscroft Lane, Warfield, Bracknell, Berkshire

*Proposed erection of replacement equestrian building.*

**Planning List BFC 18/22**

**22/00252/FUL** Vagabond Cottage, Osborne Lane, Warfield, Bracknell, Berkshire RG42 2JU

*Erection of single storey rear extension.*

**PLANNING DETERMINATIONS OF BRACKNELL FOREST COUNCIL**

**1.0 Purpose of this report**

- 1.1 This report contains the planning applications determined by Bracknell Forest Council since the last meeting of the committee.

**2.0 Applications Determined**

**21/01076/FUL** Riding Arena Hawthorn Lane, Warfield, Bracknell, Berkshire

*Change of use of land from agricultural to mixed agricultural and equine use and the erection of stables with tack and hay barn with a riding arena.*

Withdrawn

**22/00070/TRCA** Church of St Michael and All Angels, Church Lane, Warfield, Bracknell, Berkshire

*Conservation Area – Fell 2 trees.*

*Approval by Delegated Decision*

**22/00075/FUL** 11 Augustine Walk, Warfield, Bracknell, Berkshire RG42 3DX

*Proposed erection of single storey rear extension.*

*Approval by Delegated Decision*

**3.0 Recommendation**

- 3.1 Members are asked to note the contents of this report.

**DATE OF THE NEXT MEETING**

The next meeting will take place on Tuesday 31 May 2022 at 7.45pm.