



**Minutes of a Meeting of the
PLANNING & TRANSPORTATION COMMITTEE**
held in the Parish Office, Benetfeld Road on
Tuesday 22 August 2023 at 8:00pm

PRESENT: Cllrs: Steve Collett, Hilary Doyle, Andy Fish, Ian Leake & Kiran Meka
Also Present: Amanda Sculley, Deputy Clerk.
One resident

23 APOLOGIES FOR ABSENCE

An apology for absence was received from Cllr Feazey due to work commitments.

24 DECLARATIONS OF INTERESTS

Cllr Leake declared an interest in the application for Wilmot Close as he is known to the residents.

25 PUBLIC PARTICIPATION

None

26 LISTS

26.1 23/00466/FUL- Binfield House Terrace Road North Binfield

73 application to vary condition 10 (Construction Management Plan) of planning permission 22/00650/FUL (Section 73 application for variation of Condition 02 (Approved Plans) of Planning Permission 21/00023/FUL) (Refurbishment and Conversion of Binfield House into 9 retirement apartments incorporating internal and external alterations and erection of new buildings containing 9 retirement dwellings, following demolition of existing single storey buildings, together with associated parking and landscaping).

Councillors discussed the issues and agreed that the following comment be sent:

It seems the main reason for this application is that the new build dwellings will be available for occupation before the conversions in Binfield House have been completed. Surely this will mean that the developer will wish purchasers to live in the new builds while construction is continuing on the site. There is no mention anywhere in the Construction Transport Plan {CTP} of how the movements of residents and construction vehicles will be managed on site, nor can I see where private parking will occur.

The CTP plan refers to turning away construction vehicles that have not previously announced their arrival and vehicles longer than 12m. Where will these vehicles be turned away? At the entrance to the site, Hall Gardens or Knox Green? Will there be a person permanently stationed at the entrance to Knox Green to prevent such vehicles entering the area in the first place? The alternative to this is that vehicles will be turned away when already on site and I cannot see them being turned away at that point. This means that the TMP is unworkable surely.

Pedestrians are being directed past the old doctor's surgery and not allowed along Hall Gardens. This is also not feasible. Unless somebody is permanently stationed at the entrance to Hall Gardens turning away pedestrians, there will always be pedestrians walking along Hall Gardens. The Parish Council is aware of the objections from residents and fully concurs with their comments.

The Parish Council **RECOMMENDED REFUSAL** of these section 73 changes on the grounds that

- the CTP is unworkable
- the landscape plan needs rethinking
- the construction parking areas need to be rethought hopefully on Binfield House grounds
- construction workers need to park on the site and not in resident parking areas or on residential roads

- pedestrians deserve consideration in the plans
- the tarmac into the site be altered to match the surface of Hall Gardens in the interests of resident amenity and the requirements of the conservation area

Further, the Parish Council requests that the planning enforcement team be informed of current breaches to the planning permission in that construction workers are parking off site to the detriment of residents of Knox Green and Hall Gardens.

- 26.2 23/00149/TRTPO - Wychwood Chapel Lane Binfield Bracknell Berkshire RG42 4AR
TPO 537 - Application to prune group of trees.
Binfield Parish Council supports the sustainable management of trees.
- 26.3 23/00338/FUL - Land Opposite Perchance Ryehurst Lane Binfield Bracknell Berkshire
Retention of a horse walker. **CONSIDERED NO OBJECTION**
- 26.4 23/00107/TRTPO - Popeswood Cottage Popeswood Road Binfield Bracknell RG42 4AD
TPO 1037 - Application to prune 1 tree.
Binfield Parish Council supports the sustainable management of trees.
- 26.5 23/00433/FUL - Semmering Foxley Lane Binfield Bracknell Berkshire RG42 4DB
Proposed installation of electrically operated gate.
Binfield Parish Council **RECOMMENDED REFUSAL** to this application for the following reasons:
Vehicles will be waiting on Foxley Lane until the gates open as there is not enough offsite space available for a vehicle to wait. Foxley Lane is not wide enough to allow traffic to pass while vehicles are waiting to enter the site. Furthermore, the existing brick walls appear to be intruding onto the public highway.
- [8.25 *A resident joined the meeting*]
- 26.6 23/00145/TRTPO - Greenhurst 1 Beehive Lane Binfield Bracknell Berkshire RG12 8TX
TPO 601 - Application to fell 1 tree.
Binfield Parish Council supports the sustainable management of trees.
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- 26.7 23/00147/TRTPO - Newbold College St Marks Road Binfield Bracknell RG42 4AN
TPO 537 - Application to prune 7 trees and fell 2 trees
Binfield Parish Council supports the sustainable management of trees.
- 26.8 23/00490/PAS - Unit B Cookham Road Bracknell Berkshire RG12 1RB
Prior Approval for installation of Solar PV system on flat roof of industrial unit located within Waterside Park Industrial estate.
Binfield Parish Council **RECOMMENDED APPROVAL** to this application for the following reasons:
To encourage the implementation of renewal energy.
- 26.9 23/00488/FUL - Land At Junction Of Wood Lane and Forest Road Wood Lane Binfield
Proposed erection of 40 dwellings (including 35% affordable homes), open space, SuDs, landscaping, biodiversity enhancements, new vehicular access off Forest Road, pedestrian and cycle links and associated infrastructure. **OBSERVATIONS**
The roadways should be adopted as part of highways
There is only limited visitor parking which should be increased
- 26.10 23/00493/FUL - 1 Wilmot Close Binfield Bracknell Berkshire RG42 4LR
Proposed first floor side extension over existing garage. **CONSIDERED NO OBJECTION**

26.11 23/00001/S106 - Newbold College St Marks Road Binfield Bracknell Berkshire RG42 4AN
Discharge of section 106 agreement dated 14th August 2001 relating to Newbold College, St Mark Road.
CONSIDERED NO OBJECTION

26.12 23/00160/TR5 - 9 Milward Gardens Binfield Bracknell Berkshire RG12 8FH
TPO 299 - Retrospective notification to fell 1 tree.
This application had already been decided **NO COMMENT**

27 Consultation Response to the Closure of the Train Ticket Office at Bracknell
Councillors discussed the issues and reviewed the consultation document. Cllr Doyle had drafted a comment and it was **AGREED** that a link to the document be circulated with track changes so all Councillors can contribute to the final document which should be submitted by 1 September 2023.

28 **CLERKS REPORT**
The report was NOTED and the following recorded:

28.1 Delegated Decisions
23/00061/FUL - Cokeley Mead Ryehurst Lane Binfield Bracknell – Refusal (CNO)
23/00251/FUL - 21 Bonsey Lane Binfield Bracknell RG42 4GL – Approval (RR)
23/00331/FUL - 7 Simmonds Close Binfield Bracknell RG42 1FL – Approval (Obs)
23/00093/TRTPO - Long Ridge Golden Orb Wood Binfield Bracknell – Approval (CNO)
22/00819/FUL - Coppid Hill House London Road Binfield Berkshire – Withdrawn (CNO)
23/00397/FUL - 2 Birch Villas St Marks Road Binfield Bracknell - Approval (RR)
23/00119/TRCA - Silver Jubilee Field Wicks Green Binfield – Approval (RA)
23/00414/FUL - Longden 32 Emmets Park Binfield Bracknell – Approval (CNO)
23/00374/FUL - 15 Crutchley Wood Bracknell RG12 8BZ – Approval (RR)
23/00377/FUL - 9 Mill Green Binfield Bracknell RG42 4BJ – Approval (CNO)
23/00160/TR5 - 9 Milward Gardens Binfield Bracknell RG12 8FH – Approval – Retrospective application

28.2 Residents' Correspondence

28.2.1 20/00947/FUL Land North of Cain Road Bracknell
The Chairman had been approached by residents about the access of heavy vehicles to this site and their parking whilst waiting on Turnpike Road. The road surface was showing damage. It was **AGREED** that a letter is sent to the Planning Officer, Simon Roskilly, with a copy to Max Baker, Assistant Director, Planning, making the following points:

- There is damage on the highway. It should be enforced that any damage to the road surface or pavements be made good
- The developer has not provided a CEMP (Construction (and Demolition) Environmental Management Plan) which is a requirement and has to be submitted to and approved in writing by the Local Planning Authority. This should be in place before work continues.
- A request be made that all construction traffic access the site via Cain Road and not Turnpike Road

[9.22pm - A resident left the meeting]

29 **FUTURE AGENDA ITEMS**
None

Meeting closed 21:32pm

Hilary Doyle

