



**Minutes of a Meeting of the
PLANNING & TRANSPORTATION COMMITTEE**
held in the Parish Office, Benetfeld Road on
Tuesday 31 October 2023 at 8:00pm

PRESENT: Cllrs: Steve Collett, Hilary Doyle, Mark Feazey, Andy Fish, Ian Leake
Also Present: Ceri Rance, Clerk.

36 **APOLOGIES FOR ABSENCE**

Cllr Meka sent apologies and provided a reason to the Clerk.

37 **DECLARATIONS OF INTERESTS**

None

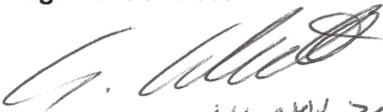
38 **PUBLIC PARTICIPATION**

None

39 **REPORTS FOR DECISION**

LISTS

- 40.1 23/00479/FUL - Invergelder Cottage 53 Red Rose Binfield Bracknell Berkshire RG42 5LJ
Erection of single storey porch extension following demolition of existing porch, installation of 9 No. roof lights on front and rear elevations, new kitchen roof alterations, 2 No. new bullseye windows to rear elevation, repair/refurbishment of existing roof tiling, new full height window to front elevation and internal alterations.
Binfield Parish Council **CONSIDERS NO OBJECTION** to this application.
- 40.2 23/00604/FUL - 47 Tippits Mead Binfield Bracknell Berkshire RG42 1FH
Proposed erection of single storey rear extension plus internal alterations.
Binfield Parish Council **CONSIDERS NO OBJECTION** to this application.
- 40.3 23/00607/FUL - 30 Hallbrooke Gardens Binfield Bracknell Berkshire RG42 4UE
Proposed conversion of part garage to habitable accommodation with changes to fenestration.
Binfield Parish Council **CONSIDERS NO OBJECTION** to this application.
- 40.4 23/00613/FUL - Glenask House Popeswood Road Binfield Bracknell Berkshire RG42 4AD
Proposed single storey rear extension and side infill extension following the demolition of the existing conservatory.
Binfield Parish Council **CONSIDERS NO OBJECTION** to this application.
- 40.5 23/00195/TRCA - Wicks Green Open Space Binfield Bracknell Berkshire RG42 5PF
CONS AREA - Application to prune 2 trees and fell 1 tree.
Binfield Parish Council **supports the sustainable management of trees.**
- 40.6 23/00196/TRTPO - Knox Green Green Space Binfield Bracknell Berkshire RG42 4NZ
TPO 35 - Application to prune 2 trees.
Binfield Parish Council **supports the sustainable management of trees.**
- 40.7 23/00199/TRTPO - Semmering Foxley Lane Binfield Bracknell Berkshire RG42 4DB
TPO 617 - Application to prune 1 tree.
Binfield Parish Council **supports the sustainable management of trees.**



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- 40.8 23/00205/TRTPO - Merydene Court London Road Binfield Bracknell Berkshire RG42 4BR
TPO 601 - Application to prune 2 trees.
Binfield Parish Council **supports the sustainable management of trees.**
- 40.9 23/00631/FUL - Land At Amen Corner North London Road Binfield Bracknell Berkshire
Full planning application for SUDS features on London Road and consequential landscaping, together with erection of footbridge on land adjoining Blackmans Copse, comprising amendments to the drainage scheme approved pursuant to Condition 19 of 14/00315/OUT and landscaping approved under application 15/00873/REM (Retrospective).
Binfield Parish Council **CONSIDERS NO OBJECTION** to this application.
- 40.10 23/00020/LDC - 2 St Marks Cottages St Marks Road Binfield Bracknell Berkshire RG42 4AU
Application for a certificate of lawfulness for existing use of the garage as habitable accommodation.
Binfield Parish Council **RECOMMENDED REFUSAL** to this application for the following reasons:
This should be subject to retrospective planning permission. It does not appear to have been in place for 10 years.
- 40.11 23/00654/FUL - 22 Hallbrooke Gardens Binfield Bracknell Berkshire RG42 4UE
Proposed erection of single storey rear extension following demolition of existing conservatory.
Binfield Parish Council **CONSIDERS NO OBJECTION** to this application.
- 40.12 23/00095/FUL – BRACKNELL INVESTMENT LLP (LONDON)
A mixed-use development comprising a single commercial building for flexible general industrial (B2), and storage and distribution (B8) use with ancillary offices and associated car parking and landscape planting; retention of a standalone office building without occupier restriction (Egi) with associated car parking; and retention of existing ski slope with new access point and associated parking area.
Binfield Parish Council **RECOMMENDED REFUSAL** to this application for the following reasons:
1. Loss of Leisure and Sports Facilities
The land is currently designated as being of mixed use: business and leisure, with the emphasis definitely on the leisure aspects as the business use is limited to Jubilee House. This area is designated in the Amen Corner Supplementary Planning Document (2010) as being part of the leisure complex and is outside the Amen Corner Development Scheme.
There is a massive shortfall in the provision of sports and leisure facilities for young people and teenagers in the Borough and, although the ice rink was used by people of all ages, it was massively popular with the younger generation and very well used by this demographic.
Change of use of this land to business and warehousing will lead to an even greater, permanent shortfall in the provision of sports and leisure facilities. Indeed, it is difficult to envisage where else in the Borough this shortfall can be made up if this application were to be allowed.
Although it is commendable that the application retains the defunct ski slope, it is difficult to see how this can be brought back into use as all that remains is the ski slope itself. All the infrastructure relating to this facility has either been removed or will be swept away if the warehouse were to be built. Cynically, one wonders whether it is to be retained simply because it is on a slope and, therefore, not suitable for warehousing space.
 2. Wrong Development in the Wrong Place
This will be a large industrial building with 24-hour usage and it is in the wrong place for its intended usage. Amen Corner South is designated as an area of mixed residential and business use. The needs of the current and future residents **MUST** be taken into account. Quality of life for residents will be reduced by the 24-hour working, the noise and light pollution and the constant arrival and departure of large HGVs. This sort of development is better situated in one of the industrial estates situated around Bracknell not in the middle of housing.



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3. Noise and Light Pollution

The area, despite its proximity to the London Road, is quiet at night and while any noise from the warehouse will be lost in other noise during the day, night time working is a different matter. Noise travels further at night. The sort of noise generated by night time activity would be lorry engines, bleeping for reversing, the sound of loading and unloading etc..

There will also be a great deal of light pollution as people cannot work in the dark.

All this will be to the detriment of the current and future residents of Amen Corner, and is not acceptable. This 24-hour operation is too close to housing and will continue for the length of time the facility is in operation. There is also no indication of whether this will be a 24-hour, 7 day a week operation. If this is to be the case, it would be intolerable for residents.

4. Spine Road

This is the road designated to be built through the Amen Corner development from the roundabout at the bottom of John Nike Way, along North View and up to a new junction on the London Road. It will be along the rear of the proposed development with the potential for it being used as the entrance / exit to the new warehouse instead of the substandard John Nike Way.

The residents of North and South View (as well as future residents of Amen Corner South) have suffered for years from both legal and illegal lorry movements along the road and deserve a break.

5. John Nike Way – Private Road

As the road is private, there is a seven and a half tonne weight limit. Has the road been built to highways standards and is it suitable for HGV's?

There has been NO application for change of use to this land.

41 CLERKS REPORT

The report was NOTED and the following recorded:

The correspondence in the report was **NOTED**.

41.1 Delegated Decisions

20/00010/FUL - Land At The Bungalow Oakwood Park Kennels Peacock Lane – Approval (CNO)
 23/00120/TRCA - Wicks Green Binfield Bracknell Berkshire RG42 5PF – Approval – (SSMOT)
 23/00139/TRTPO - 73 Stevenson Drive Binfield Bracknell Berkshire RG42 5TD – Refusal (SSMOT)
 23/00143/TRTPO - 27 Hankley Common Binfield Bracknell Berkshire RG42 4LT – Approval (SSMOT)
 23/00594/PAH - 71 Forest Road Binfield Berkshire RG42 4HA – Prior Approval HH Not Required (CNO)
 23/00062/FUL - Cokeley Mead Ryehurst Lane Binfield Bracknell Berkshire – Withdrawn (CNO)
 23/00107/TRTPO - Popeswood Cottage Popeswood Road Binfield Bracknell Berkshire – Approval
 23/00434/FUL - 23 Emmets Park Binfield Bracknell Berkshire RG42 4HQ – Approval (CNO)
 23/00147/TRTPO - Newbold College St Marks Road Binfield Bracknell Berkshire – Approval
 23/00433/FUL - Semmering Foxley Lane Binfield Bracknell Berkshire – Approval (RR)
 23/00576/FUL - 65 Red Rose Binfield Bracknell Berkshire RG42 5LJ – Approval (CNO)
 22/01008/FUL - Land On The South East Side Of Turnpike Road Binfield – Approved & Legal Agreement Signed (RR)

41.2 Residents' Correspondence

42 FUTURE AGENDA ITEMS

None

Meeting closed 20.39pm



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