



**Minutes of a Meeting of the
PLANNING & TRANSPORTATION COMMITTEE**
held in the Parish Office, Benetfeld Road on
Tuesday 19 December 2023 at 8:00pm

PRESENT: Cllrs: Steve Collett, Paul Day, Katie Dover, Hilary Doyle, Mark Feazey,
Andy Fish

Also Present: Ceri Rance, Clerk

49 **APOLOGIES FOR ABSENCE**

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

50 **DECLARATIONS OF INTERESTS**

None.

[20.05 – the meeting was adjourned]

51 **PUBLIC PARTICIPATION**

[20.13 – the meeting was reconvened]

52 **REPORTS FOR DECISION**

LISTS

52.1 23/00730/LB- Binfield House Hall Garden Bracknell RG42 5BL

Listed building consent for installation of fire curtains inside the entrance doors to approved Plots 12 and 13 of planning permission 22/00650/FUL.

Considered no objection.

52.2 23/00731/LB - Binfield House Hall Garden Bracknell RG42 5BL

Listed building consent for installation of 5No. Fire Screens to Windows.

Considered no objection.

52.3 23/00259/TRTPO - 7 Woodies Close Binfield Bracknell Berkshire RG42 4EH

TPO 519 - Application to prune 1 tree.

BPC support the sustainable management of trees.

52.4 23/00789/OBS - Land North Of London Road East Of A329M London Road Binfield Berkshire

Full application for the change of Use of agricultural land to Suitable Alternative Natural Greenspace (SANG).

While BPC has no objection to the increase of SANG land,

52.5 23/00725/FUL - 28 Samian Place Binfield Bracknell Berkshire RG42 4BX

Erection of single storey side extension to rear garage. (Retrospective).

Recommend Refusal. The extension is overbearing, overdevelopment and unneighbourly.

52.6 23/00762/OUT - Land South Of London Road London Road Binfield Bracknell Berkshire RG42 4BS

Outline planning for the erection of up to 10 dwellings, landscaping and associated infrastructure (means of access to be determined, all other matters reserved).

Recommend Refusal. This is a well wooded area. Loss of this and the habitats the wood supports will result in a huge decrease in biodiversity. How does this development offset the loss of biodiversity simply by providing something towards a proposed SANG, which is only proposed because of the Wokingham application for 45 houses in Amen Corner North. The biodiversity report for that application acknowledges that the proposed SANG is not enough to offset the 45 homes.

- 52.7 23/00744/FUL - 4 Cheney Close Binfield Bracknell Berkshire RG42 4HF
Proposed garage conversion and single storey extension to connect detached garage to main house.
Considered no objection.
- 52.8 23/00774/FUL - Ways End St Marks Road Binfield Bracknell Berkshire RG42 4AY
Section 73 application to vary condition 02 (approved plans) of planning permission 22/00145/FUL for the erection of two storey rear extension, detached double garage and in-ground, open air swimming pool in rear garden. (For clarification: this application seeks to amend internal layout and create an additional fireplace and chimney).
Considered no objection.
- 53 **Developer Engagement Policy**
It was proposed by Cllr Collett and seconded by Cllr Doyle and **RESOLVED** to recommend the policy to Full Council for adoption.
- 54 **CLERKS REPORT**
The report was **NOTED** and the following recorded:
- 54.1 Delegated Decisions
23/00254/FUL- Beechers Howe Lane Binfield Bracknell Berkshire - Approved (CNO)
23/00530/FUL - 6 Pound Place Binfield Bracknell Berkshire RG42 5HY – Approved (RR)
23/00166/TRTPO - Land Adjacent To 39 St Georges Park Binfield Berkshire RG42 4JG – Approved (SSMOT)
23/00172/TRTPO - Holly Berry House Golden Orb Wood Binfield Bracknell Berkshire – Approved (SSMOT)
23/00654/FUL - 22 Hallbrooke Gardens Binfield Bracknell Berkshire RG42 4UE – Approved (CNO)
23/00145/TRTPO - Greenhurst 1 Beehive Lane Binfield Bracknell Berkshire – Approved
23/00149/TRTPO - Wychwood Chapel Lane Binfield Bracknell Berkshire – Approval
23/00168/FUL - Laundry Cottage Billingbear Lane Binfield Bracknell Berkshire – Withdrawn
23/00338/FUL - Land Opposite Perchance Ryehurst Lane Binfield Bracknell Berkshire – Approval (CNO)
23/00479/FUL - Invergelder Cottage 53 Red Rose Binfield Bracknell Berkshire – Approval (CNO)
23/00681/FUL - 8 Lammas Mead Binfield Bracknell Berkshire RG42 4NF – Approval (CNO)
23/00688/FUL - Elmina Terrace Road North Binfield Bracknell Berkshire – Approval (CNO)
- 54.2 Residents' Correspondence
The correspondence in the report was **NOTED** and the following comments were made.
- 54.2.1 Bowman of Warfield
The Parish Council had received a request to supply a letter supporting a planning application from the Bowman of Warfield. BPC has already received the application and submitted the response of considered no objection in November 2022.
- 55 **FUTURE AGENDA ITEMS**
None

Meeting closed 21:03pm



09 JAN 2024.