



**Minutes of a Meeting of the
PLANNING & TRANSPORTATION COMMITTEE**
held in the Parish Office, Benetfeld Road on
Tuesday 30 January 2024 at 8:00pm

PRESENT: Cllrs: Steve Collett, Paul Day, Katie Dover, Hilary Doyle, Mark Feazey,
Andy Fish, Ian Leake and Kiran Meka
Also Present: Amanda Sculley, Deputy Clerk and 10 members of the public

56 **APOLOGIES FOR ABSENCE**
None

57 **DECLARATIONS OF INTERESTS**
Cllr Leake declared an interest in the application 23/00856/FUL as a near neighbour.

[20.05 – the meeting was adjourned]

58 **PUBLIC PARTICIPATION**

[20.17 – the meeting was reconvened]

59 **REPORTS FOR DECISION**

LISTS

59.1 23/00861/OUT– Land Off Terrace Road North Binfield Bracknell Berkshire
Binfield Parish Council **RECOMMENDS REFUSAL** of this application for the following reasons:

1. The site is in countryside and outside the settlement boundary of Binfield. It is, therefore, contrary to policy CS9 (Development on Land Outside Settlements) of the emerging Bracknell Forest Borough Local Plan and the saved policies EN8 (Development on land outside settlements) and H5 (New dwellings outside settlements) from the 2002 Bracknell Forest Local Plan.
2. The site is in close proximity to the grade II listed gateposts and gates at the entrance to Binfield Park and to Binfield Park, a grade II star listed building. The application will cause harm to the setting of this grade II star listed building.
3. Loss of biodiversity because of the addition of built form in the area will cause harm to the environment.
4. The access to the proposed site is on a bend with poor site lines. Terrace Road North is narrow at this point with only a narrow footpath to one side of the road. Street lighting is poor at this point also.

[20.26 – All members of the public left the meeting]


59.2 23/00254/TRTPO - 41 Knox Green Binfield Bracknell Berkshire RG42 4NZ
TPO 35 - Application to fell 2 trees

Binfield Parish Council supports the sustainable management of trees. But what is the Borough Council policy for replacing trees felled through these applications? Can replacement trees be planted either at the site or elsewhere?

59.3 23/00830/FUL - Pemberley 31 Blamire Drive Binfield Bracknell RG42 4UN
Proposed first floor extension over existing garage, single storey rear extension following the demolition of the existing conservatory and internal alterations.
Binfield Parish Council has no objection to this application but makes the following **OBSERVATIONS**.

1. There seems to be a question about the block plan and the ownership shown by the red line. It doesn't seem to be entirely accurate as it includes an area that seems to be in joint ownership.
- 59.4 23/00831/FUL - 1 Sandy Hills Binfield Bracknell Berkshire RG42 4JN
Proposed loft conversion with a flat roof dormer to the rear and two flat roof dormers to the front.
CONSIDERED NO OBJECTION
- 59.5 23/00838/FUL - Land At Former Blue Mountain Clubhouse Wood Lane Binfield Bracknell Berkshire
Section 73 application to vary condition 08 of planning permission 21/00459/3 for the construction of new two-storey community and health centre with associated external landscaping, car parking, cycle storage and roof level plant enclosure. [For clarification this application seeks to vary the opening hours from 08:00-23:00 to 07:00-00:00 7 days a week.].
RECOMMENDED APPROVAL – This is a Binfield Parish Council application.
- 59.6 23/00846/FUL - 18 Bonsey Lane Binfield Bracknell Berkshire RG42 4GL
Proposed part two storey extension/part single storey extension to side following demolition of existing garage.
Binfield Parish Council **RECOMMENDS REFUSAL** of this application for the following reasons:
1. Regardless of how the rooms have been named, this would be a 4-5 bedroom house
2. There is insufficient parking.
3. This is overdevelopment of the site.
- 59.7 23/00856/FUL - 72 Benetfeld Road Binfield Bracknell Berkshire RG42 4EW
Proposed erection of single storey rear extensions following demolition of existing conservatory.
CONSIDERED NO OBJECTION
- 59.8 24/00017/FUL - Goldridge House Wicks Green Binfield Bracknell Berkshire RG42 5NX
Proposed single storey rear extension and garage conversion.
CONSIDERED NO OBJECTION
- 60 **BRACKNELL FOREST COUNCIL TRANSPORT SURVEY**
Councillors considered the survey. It was AGREED that no policy would be sent from the council but Councillors were encouraged to submit personal responses.
- 61 **CLERKS REPORT**
The report was **NOTED**.
- 61.1 Delegated Decisions
- 61.1.1 23/00195/TRCA– Wicks Green Open Space Binfield Bracknell Berkshire RG42 5PF– No TPO (RA)
 - 61.1.2 23/00196/TRTPO - Knox Green Green Space Binfield Berkshire RG42 4NZ – Approval (RA)
 - 61.1.3 23/00676/FUL - 53 Knox Green Binfield Bracknell Berkshire RG42 4NZ – Approval (CNO)
 - 61.1.4 23/00701/FUL - 8 Symondson Mews Binfield Bracknell Berkshire RG42 5TE - Approval (CNO)
 - 61.1.5 23/00713/FUL - 79 Benetfeld Road Binfield Bracknell Berkshire RG42 4EW – Approval (CNO)
 - 61.1.6 23/00732/FUL - 1 Newbury Grange Binfield Bracknell Berkshire RG42 4JW – Approval (RR)
 - 61.1.7 23/00199/TRTPO - Semmering Foxley Lane Binfield Berkshire – Approval (RA)
 - 61.1.8 23/00205/TRTPO - Merydene Court London Road Binfield Berkshire – Approval (RA)
 - 61.1.9 23/00191/TRTPO – 11 Ketcher Green, Binfield, Berkshire – Approval (RA)
 - 61.1.10 23/00730/LB - Binfield House Hall Garden Bracknell RG42 5BL – Approval (CNO)
 - 61.1.11 23/00731/LB - Binfield House Hall Garden Bracknell RG42 5BL – Approval (CNO)
- 62 **FUTURE AGENDA ITEMS**
None

Meeting closed 21:27pm



13 FEB 2024.