

Notice of Meeting

Planning & Transportation Co



Notice Date: 19th February 2025

Members of Binfield Parish Council

Cllrs Steve Collett (Chair), Paul Day, Katie Dover, Hilary Doyle, Mark Feazey, Andy Fish, Ian Leake & Kiran Meka

Dear Councillor

You are hereby summoned to attend a meeting of the Planning & Transportation Committee to be held on **Tuesday 25 February 2025** commencing at **8:00pm**. This meeting will be held in the meeting room at the Parish Office, Benetfeld Road, Binfield, RG42 4EW. The public and press are most welcome to attend.

Yours sincerely

C Rance

Ceri Rance

Clerk to Binfield Parish Council

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Agenda

Meeting of the Planning & Transportation



Committee

The meeting will be held at Binfield Parish Council Office at 8pm on Tuesday 25 February 2025

No. Item

1 Apologies for Absence

2 Declarations of Interest

To declare any interests in relation to matters to be considered at this meeting.

3 Public Participation

The meeting will be adjourned for 15 minutes which is set aside for the public to ask questions or make comments.

4 Reports for Decision

4.1 Lists – to consider the planning lists and provide decisions to the Borough.

4.2 Traffic Monitor – to consider replacing the traffic monitor.

5 Reports for Information

5.1 Clerks Report – summary of correspondence received and update on any other items.

6 Future Agenda Items



Planning & Transportation Committee

Date: Tuesday 25 February 2025

Agenda Item/Title: – 4.1 Planning List

Purpose of Report: Decision

1 Purpose of report

To list the Planning applications that require comment.

2 List 5/2025

2.1 25/00011/FUL- Golfplex Entertainment Centre Wood Lane Binfield Bracknell RG42 4EX

Full planning application for the Change of Use to convert eight of the driving range bays (currently benefiting from temporary planning permission under Ref. 21/00210/FUL) to a Clubhouse at GolfPlex, Binfield.

Link: [Here](#)

3 List 06/2025 B

3.1 25/00011/TR5 - Parkham Mead Binfield Bracknell Berkshire RG42 4FP

TPO 1123 - Application to fell 5 trees. Link:[Here](#)

4 List 07/2025

4.1 25/00014/TR5 - Roughgrove Copse Binfield Bracknell Berkshire RG42 4EZ

TPO 400 - Application to fell 2 trees. Link:[Here](#)

5 List 08/2025 B

5.1 25/00056/FUL - Mulberry House Vets Terrace Road North Binfield Bracknell Berkshire RG42 5JG

Installation of an air source heat pump and an air conditioning unit together with 2no. 2.5m high acoustic fence panels. (Retrospective). Link:[Here](#)

5.2 25/00066/FUL - Dell House The Boulevard Cain Road Bracknell Berkshire RG12 1LF

Redevelopment of existing office building and surrounding car park and erection of 3 no. commercial units within Use Class B2 and / or B8 and ancillary E(g) uses, along with provision of associated car parking, servicing, infrastructure, and hard and soft landscaping. Link:[Here](#)



Planning & Transportation Committee

Date: Tuesday 25 February 2025

Agenda Item/Title: – 5.1 Clerks Report

Purpose of Report: Information

1 Purpose of Report

To update the Planning Committee on planning matters and correspondence.

2. Delegated Decisions

The following decisions from BFC Officers have been received:

24/00324/FUL - Land North Of Cain Road Cain Road Bracknell Berkshire – Approved

23/00488/FUL - Land At Junction Of Wood Lane and Forest Road Wood Lane Binfield – Approved (Obs)

24/00075/TRTPO - Copper Beeches Tilehurst Lane Binfield Bracknell Berkshire – Approved (RA)

24/00182/TRTPO - 11 Parkham Mead Binfield Bracknell Berkshire RG42 4FP – Approved

22/00504/FUL - Fines Bayliwick House Hotel London Road Binfield Bracknell – Approved (RR)

24/00100/A - Land North Of Cain Road Cain Road Bracknell Berkshire – Withdrawn (CNO)

24/00176/TRTPO - Well House Lodge London Road Binfield Bracknell Berkshire - Approval

3. Residents' Correspondence

3.1 The Parish Clerk was copied into the following email which was received on 2nd February 2025.

Hi Nick,

I notice that we have an issue with Courtney Place again. They have always complained of cars parking on the public highway as they say it spoils their view despite the flats overlooking their own car park.

They have now put no waiting cones along the length of the railings causing serious issues now given the shortage of parking in Binfield. Can we have the cones removed as they are clearly illegal as they are on the highway and indeed they are not authorised. We agreed to a white line at the entrance to help visibility coming out of the car park but this is not acceptable.

This email contains previous emails that we shared with you previously.

Thank you for your help.

Regards

David

Response from BFC

David, thanks for the email, I have forwarded it to My Colleagues in Highway Network Management and Highway Maintenance. Assuming the cones are indeed illegally placed they would be the teams to investigate.

Kind regards

Nick

Nick Rose

Highway Engineering Manager

Dear Neighbours,

Subject: Oak Tree Farm

Date: 13th February 2025

We recently purchased Oak Tree Farm. As you may have noticed, we immediately began working to improve the two main entrances to the property. We aim to finish the works on entrances 1 and 2 in March before moving on to Gate 3, which doesn't require much work in late March.

Since moving in, we have encountered several challenges on the site. First, we discovered no running water due to a historical low water pressure issue, so we installed a new water main running from Gate 3, approximately 300 meters from our house.

Additionally, we are using this time to address the wet and boggy grazing area around the edges of our property adjoining Twyford Road. We are working on improving the drainage within the site and top-dressing these paddocks in hopes of reseeding them in late spring. My team has also cleared the ditches outside our boundary of branches and debris to ensure water can drain from our land and the roadway.

We will continue this level of work until April/May, when it will calm down as we await permission to build our new home. We have road sweepers attending our site twice daily during this phase of work. However, if you notice that the road is becoming dirty, please let us know, and we will increase the frequency of the sweeps.

We currently have several planning applications in progress. Our long-term vision is to build upon the previous owner's planning history in a more scaled-down manner. Mr. Banks had proposed building 11 homes on the site, which we do not wish to pursue. Instead, we plan to demolish our main house and replace it with four smaller homes within the current footprint. These homes will be for myself and my wife, and our immediate family members.

I can email you our vision and planning drawings if you are interested. Please feel free to email me at [REDACTED] if you want to meet and learn more about our plans for Oak Tree Farm.

Best regards,

Kayne & Sophie SB