

# Notice of Meeting

## Planning & Transportation Co

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Notice Date: 19<sup>th</sup> March 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 March 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

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The meeting will be held at Binfield Parish Council Office at 8pm on Tuesday 25 March 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.

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 March 2025

**Agenda Item/Title:** – 4.1 Planning List

**Purpose of Report:** Decision

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### 1 Purpose of report

To list the Planning applications that require comment.

### 2 List 9/2025 List B

#### 2.1 25/00074/FUL- Peacock Farm Public House Peacock Lane Bracknell Berkshire RG12 8SS

Proposal for the installation of four rapid electric vehicle charging stations and ancillary equipment within The Peacock Farm car park. Link: [Here](#)

#### 2.2 25/00077/FUL - 55 Benetfeld Road Binfield Bracknell RG42 4EW

Proposed porch extension to front elevation. Link: [Here](#)

#### 2.3 25/00109/PAH - 2 Firgrove Cottages St Marks Road Binfield Bracknell Berkshire RG42 4BE

Application for prior approval for a single storey rear extension. Link: [Here](#)

### 3 List 10/2025

#### 3.1 25/00081/FUL - The Swallows Emmets Nest Binfield Bracknell RG42 4HB RG42 4HH

Proposed single storey side extension and front porch extension and change of external materials to areas of part render and timber cladding to Jalna. Proposed single storey rear extension and front porch extension and change of external materials to areas of part render and timber cladding to The Swallows. Link: [Here](#)

#### 3.2 25/00084/FUL - 4 Buchanan Way Binfield Bracknell Berkshire RG42 4FE

Proposed single storey rear extension with mono-pitched roof and 4 x rooflight windows. 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](#)

### 6 Appeal Notice

#### 6.1 24/00305/FUL – Jack O’Newbury Terrace Road North Binfield

Reorganisation of parking arrangements to include additional land to the side of the public house and hard and soft landscaping to the front of the building from that approved by application ref 22/00607/FUL



## Planning & Transportation Committee

**Date:** Tuesday 25 March 2025

**Agenda Item/Title:** – 5.1 Clerks Report

**Purpose of Report:** Information

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### 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:

24/00175/TRCA - Binfield House Hall Garden Bracknell Berkshire RG42 5BL – No TPO

24/00462/FUL - Tropikhanna Golden Orb Wood Binfield Bracknell RG42 4BW – Approval (CNO)

24/00593/FUL - Novello House Ryehurst Lane Binfield Bracknell RG42 5QZ – Withdrawn (CNO)

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

### 3 Residents' Correspondence

#### 3.1 The office has received the below communication from a pizza truck.

Dear Sir/Madam,

I hope this email finds you well.

My name is Altan, and I am the owner of **The Pizzatron**, a mobile wood-fired pizza truck. I currently trade at locations provided by Winnersh, Swallowfield, and Shinfield Councils, where I hire pitches on a regular basis.

I am reaching out to inquire whether Binfield Parish Council could offer me a suitable space to trade one day per week.

Additionally, I hold a 5-star hygiene rating from Wokingham Borough Council, and I am committed to maintaining high standards of food safety and quality.

I look forward to your response.

Best regards,

Altan Demirkiran  
The Pizzatron

#### 3.2 Oak Tree Farm

The Clerk received a call from the Clerk at Waltham St Lawrence Parish regarding works taking place at Oak Tree Farm on Twyford Road in Binfield. Following this call, a number of emails have been received.

##### Email Chain Received from a Shurlock Row Resident

*Dear Mark & Charles,*

*I hope you are well. I understand you are (both) responsible for **planning** items related to the village according to the village website. I hope you can help me.*

##### **Planning Application Approval?**

*In the last 2-3 months there has been ever increasing activity at **Oak Tree Farm** along the B3018 from Shurlock Row to Binfield. This was first evident from the build-up of mud on the roads around that area, which at the time was extremely dangerous on the two tight bends past the site heading towards Binfield. This led me to investigate on the RBWM and Wokingham DC websites to see what planning applications were submitted and approved for the site. The only planning application (with RBWM) I could find [25/00247/CPD*



## Planning & Transportation Committee

**Date:** Tuesday 25 March 2025

**Agenda Item/Title:** – 5.1 Clerks Report

**Purpose of Report:** Information

& 24/02994/CPD ] were for the renovation of **2 onsite single storey structures** and no mention of the major landscaping that was also occurring on the site. It also appears that the one dating to 2025 has been **refused**. There has been history [21/03323/FULL ] at this site going back to 2022 where they applied for 8 houses to be built which was subsequently refused. To be honest – from the outside of the property it looked that they were prepping to build houses. I have asked a few people around the village if they know any more about this site and rumours spread from a simple structure renovation to a cricket academy of all things.

### Views of the Site

I'm a pilot based at White Waltham, and I have provided many aerial shots over the years for the parish and borough from various village development where planning was both approved and not approved.

The image below was taken by me on Feb 5<sup>th</sup> and clearly shows the extent of the re-development. I am hoping to take a few more aerial shots if I am flying sometime in late March.



### Traffic Build-Up and State of Roads

What is also of concern is the build of heavy truck traffic to/from the site. At first it appeared many of the trucks were using the B3018 both ways to leave the site, but I have noticed some have been arriving/departing the site via The Street in Shurlock Row.

There is a weight restriction along The Street and our house (The Old Laundry House) constantly feels the effects of any heavy vehicles that travel down The Street due to our house's proximity to the road, as it is one of the closest building to the road in the village.

Can the local authorities/police be notified about this?



## Planning & Transportation Committee

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**Agenda Item/Title:** – 5.1 Clerks Report

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*Could I please ask you to escalate this to the local Borough planning department as well as the highways people to see if we can (a) restrict the arrival/departure routes to the B3018 and (b) explain to residents what is exactly occurring at Oak Tree Farm.*

*It would also be good if the owners of Oak Tree Farm would pay for the roads to be cleaned of the excessive volumes of mud they have deposited on the road outside their property.*

*I look forward to hearing from you.*

*Kind regards,*

*Stuart*

Response from WSL Clerk

*Dear all,*

*I hope to hear the results of Enforcement's finding on this site by the end of the week. It has also been escalated to the top of the priority list for Binfield Parish Planning Committee for their meeting next Tuesday.*

*Rgds*

*MJ*

Email from Shurlock Row Resident to BPC Clerk

*FYI.*

*I assume you are aware of this development. Do you have a view on this?*

*I live in Shurlock Row and am very concerned the developers are in breach of planning and highway policy.*

*Best regards,*

*Stuart*

Response from BPC Clerk

*Dear Mr,*

*Thank you for your email.*

*Oak Tree Farm has been added to the list report for the Planning & Transportation Committee Meeting which is taking place on Tuesday 25<sup>th</sup> March at 8pm at the Paish Council Offices on Benetfeld Road. The committee members will be provided with all the information to assist with their discussions, following which, we will email Bracknell Forest Borough Council Planning Department. I will also send a copy to yourself and MJ.*

*You are welcome to attend if you wish to speak to the item during Public Participation.*

*Please don't hesitate to contact me if you need any other information in the meantime.*

*Kind regards*

*Ceri*





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### Response from Shurlock Row Resident

Thank you Ceri,

You are the only person who has actually responded so far to the emails I have sent to WSL Parish Council and RBWM planning...I really appreciate that – thanks. 🙏

I do not actually live in the Binfield Parish, but I believe this property straddles both RBWM and Binfield...hence why I made you aware of the issues we face from our side.

I'm not sure I need to attend the meeting in person, but please feel free to use my feedback as input to the meeting and to show how this impacting the local neighbourhood here in Shurlock Row.

What I'm more curious about is there appears to be NO planning applications in force to justify any of the work they are doing there, and the development still continues. I passed today and they are busy working.

It looks to me as a resident that the local and borough councils have been caught with their 'trouser down' so to speak.

Surely an enforcement office needs to visit the site asap and establish exactly what is going on.

I will look forward to hearing what the outcome of the meeting next week says.

Kind regards,

### Email from RBWM Planning Officer

Dear Councillors and Complainants,

I am sending this group email to Councillors and have blind copied in seven separate complainants into this email, to provide an update on the case. Please pass onto anyone you believe I may have missed, so everyone is aware of the below update.

I have attended the site and met with the owner. I have now completed my assessment and discussed this case at length with my team manager.

The works that are being undertaken are to facilitate land drainage and we believe that this amounts to an engineering operation. As such, the owner has been asked to submit a planning application to regularise these works.

I am aware of your concerns following the previous refused applications, but I have seen no evidence that the works being undertaken, have any relevance to these previous applications. No above-ground works or land level changes are taking place in relation to these drainage works. The owner has confirmed that the land will be reseeded and put back to how it was prior to the drainage works, weather permitting, in the next 8 weeks.

A preapplication has been submitted for a new housing scheme and they plan to submit a further preapp for improvements to the farm barn. But no works are currently taking place for either.

A compliance period of 1 calendar month has been given for the application to be submitted. If a slight extension to time is required, it is standard practice for us to grant this.

Due to the large number of complainants, I believe it would be beneficial if all complainants could go through one councillor for any questions or queries for this site, and then they can be passed to me. However, once a significant point in the case has been reached, I shall send a group email in this same format.