



**Minutes of a Meeting of the  
PLANNING & TRANSPORTATION COMMITTEE**  
held in the Parish Office, Benetfeld Road on  
Tuesday 25 June 2024 at 8:00pm

**PRESENT:** Cllrs: Steve Collett, Katie Dover, Hilary Doyle, Mark Feazey, and Ian Leake

Also Present: Ceri Rance, Clerk and 1 member of the public

5 **APOLOGIES FOR ABSENCE**

Apologies were received from Cllr Day, Fish and Meka.

6 **DECLARATIONS OF INTERESTS**

None.

*[Meeting adjourned at 20:00]*

7 **PUBLIC PARTICIPATION**

*[Meeting reconvened at 20:02]*

8 **REPORTS FOR DECISION**

8.1 **LISTS**

8.1.1 24/00254/FUL - Land At Blue Mountain Wood Lane Binfield Bracknell Berkshire

Section 73 application for the variation of condition 4 of planning permission 17/01109/FUL, a Section 73 application for the variation of conditions 39 and 43 of planning permission 16/00020/FUL, a hybrid planning application seeking (a) outline planning permission for up to 400 additional dwellings, a community facility of up to 1,077 sq m, sports provision and open space (all matters reserved except for means of access) and (b) full planning permission for an all-through school (Learning Village) providing nursery, primary, secondary, post 16 and SEN facilities, approximately 13ha of Suitable Alternative Natural Greenspace (SANG) land, two vehicular accesses from Temple Way, a spine road through the development and a school drop-off/SANG car park. (For Clarification: this application is for amendments to condition 4 to update approved plans to reflect the increased gradient and size of the northern catchment dry basin located within the SANG to cater for all storms, with a fixed discharge rate; and a 0.5m deep extreme event storage area connected to the northern catchment dry basin extension.)

**NO COMMENT**

8.1.2 24/00272/A- Beech House London Road Binfield Bracknell Berkshire RG42 4AB

Siting of 2 x illuminated signs.

**RECOMMEND REFUSAL – Unneighbourly due to excessive brightness and not in keeping with the street scene.**

8.1.3 24/00305/FUL - Jack O'Newbury Terrace Road North Binfield Bracknell Berkshire RG42 5PH

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.

**RECOMMEND REFUSAL – BPC has no objection to the reinstatement of a Parish amenity, but all works must be completed within the site Location Plan. BPC agrees that the question over land ownership must be clarified before approval is given.**

**The application also states that 54 parking spaces are planned but the proposed plans only show 48 total. Where are the remaining six spaces going to be located.**

*[Signature]*  
09 JUN 2024

- 8.1.4 24/00081/TRTPO - 1 Erwarton Cottage Forest Road Binfield Bracknell Berkshire RG42 4HA  
TPO 659 - Prune 1 tree.  
**SSMOT**

- 8.1.5 24/00082/TRTPO - 16 Buchanan Way Binfield Bracknell Berkshire RG42 4FE  
TPO 519 - prune 1 tree.

**RECOMMEND REFUSAL – The tree does not appear to be causing any harm to property and has been there considerably longer than the house.**

- 8.1.6 APPLICATION RECEIVED FROM NEIGHBOURING AUTHORITY FOR OBSERVATIONS

24/00393/OBS - Land Adjacent To Amen Corner North Of London Road East Of A329M London Road Binfield Bracknell Berkshire

Hybrid planning application (part outline/part detailed) comprising an outline application for the erection of up to 45 residential dwellings, landscaping and associated infrastructure (means of access to be considered, with appearance, landscaping, layout and scale to be reserved) and a full application for the proposed Suitable Alternative Natural Greenspace(SANG). (Revised description).

**This piece of land has a significant wildlife and biodiversity value. It also provides a green space break between developments.**

**The highways (Russel Chase and Hubbard Road) on the existing development where not designed to manage an additional development. The proposed development will have a negative impact on congestion and parking in the area as well as accelerating wear and tear on road surfaces which are the responsibility of BFBC.**

**Consideration should also be given to the proximity of local amenities such as schools and allotments.**

## 9 CLERKS REPORT

The report was **NOTED**.

### 9.1 Delegated Decisions

23/00631/FUL - Land At Amen Corner North London Road Binfield Bracknell - Approval (CNO)

24/00198/FUL - Land North Of Cain Road Cain Road Bracknell Berkshire – Withdrawn (CNO)

24/00245/FUL - Land North Of Cain Road Cain Road Bracknell Berkshire – Withdrawn (CNO)

23/00219/FUL- 4 Rosedale Binfield Bracknell Berkshire RG42 5LT– Approval (CNO)

23/00033/TRTPO- Popes Manor Murrell Hill Lane Binfield Bracknell Berkshire – Approval

22/00143/TRTPO - 48 Knox Green Binfield Bracknell Berkshire RG42 4NZ - Withdrawn

23/00261/FUL- Yamuna London Road Binfield Bracknell Berkshire– Approval (CNO)

22/01037/FUL - 18 The Walled Garden Binfield Berkshire RG42 4NL – Approval (CNO)

23/00119/FUL - Land South Of Foxley Lane and West Of Murrell Hill Lane Binfield – Approval (CNO)

23/00526/FUL - Coppid Hill House London Road Binfield Bracknell RG42 4BS – Approval (OBS)

## 10 FUTURE AGENDA ITEMS

None.

**Meeting closed 21:03**