

Notice of Meeting

Planning & Transportation Co



Notice Date: 23rd April 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 29 April 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 29 April 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 29 April 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 13/2025

2.1 25/00120/FUL - 17 Crutchley Wood Bracknell Berkshire RG12 8BZ

Proposed erection of single storey rear extension following demolition of existing conservatory. Link:[Here](#)

2.2 25/00122/FUL - 19 Beehive Lane Binfield Bracknell Berkshire RG12 8TX

Proposed erection of single storey rear extension following demolition of conservatory, loft conversion, hip to gable roof enlargements, rear dormer and rooflights. Link:[Here](#)

2.3 25/00123/FUL - 23 Dunford Place Binfield Bracknell Berkshire RG42 4UJ

Proposed erection of single storey rear extension, first floor side extension, garage conversion and porch. Link:[Here](#)

2.4 25/00124/LDC - Oak Wood Bottle Lane Warfield Bracknell Berkshire RG42 5RX

Application for a certificate of lawfulness for use of land and buildings at Oak Wood for residential use (Use Class C3). Link:[Here](#)

3 List 14/2025

3.1 25/00125/FUL- Unit C Cookham Road Bracknell Berkshire RG12 1RB

Section 73 application to vary condition 12 (Friday Prayers) of planning permission 19/00753/FUL for the change of use from office (B1) to Islamic community centre (D1). (For clarification: this application seeks to vary this condition to allow for an increase in session capacity from 80 to 180 attendees). Link:[Here](#)

3.2 25/00127/FUL- Woodmancote Foxley Lane Binfield Bracknell Berkshire RG42 4DB

Proposed erection of single storey side extension. Link:[Here](#)

3.3 25/00132/FUL- 71 Rose Hill Binfield Bracknell Berkshire RG42 5LH

Proposed erection of first floor side extension, single storey side extension and addition of new windows and doors. Link:[Here](#)

3.4 25/00137/FUL - 81 Dunford Place Binfield Bracknell RG42 4UJ

Proposed erection of single storey rear orangery and side bay window. Link:[Here](#)

3.5 25/00141/FUL - Primrose Fields Ryehurst Lane Binfield Bracknell Berkshire RG42 5QY

Erection of replacement stables and hay barn following demolition of existing stables. Link:[Here](#)

4 List 15/2025

4.1 25/00107/FUL- Headingley Cottage Ryehurst Lane Binfield Bracknell Berkshire RG42 5QZ

Proposed alterations to roof, removal of failed thatch from roof and replacement with slate roof tiles. Link:[Here](#)



Planning & Transportation Committee

Date: Tuesday 29 April 2025

Agenda Item/Title: – 4.1 Planning List

Purpose of Report: Decision

5 List 16/2025

5.1 25/00172/FUL - 28 Ketcher Green Binfield Bracknell Berkshire RG42 5TA

Proposed erection of single storey rear extension plus conversion of existing garage to utility and bike storage facilities. Link: [Here](#)

5.2 25/00046/TRTPO - The Manse Chapel Lane Binfield Bracknell Berkshire RG42 4AS

TPO 576 - Application to prune 2 trees. Link: [Here](#)



Planning & Transportation Committee

Date: Tuesday 29 April 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:

21/00856/FUL - Land South Of A329M and East Of Vigar Way Vigar Way Berkshire – Approval (RR)

25/00081/FUL - The Swallows Emmets Nest Binfield Bracknell RG42 4HB RG42 4HH – Approval (CNO)

25/00109/PAH - 2 Firgrove Cottages St Marks Road Binfield Bracknell Berkshire – Prior Approval

24/00591/FUL - Waterside House Longshot Lane Bracknell Berkshire RG12 1WB – Withdrawn

3. Residents' Correspondence

3.1 The Parish Clerk was copied in on an email to the borough.

Hi Marc,

I just wanted to thank you for getting the traffic lights & electronics replaced at Pitts Bridge. This has made a vast improvement to the traffic flow and hopefully will put an end to the all the emails I have sent you over the years to address the faults!

*Kind regards,
David White*

3.2 Response from the Borough

Dear Mr White,

Many thanks for the reply in regard to Pitts bridge as you know this has been a long-standing issue for some time with the signals, the upgrade have brought the signals up to date and are also low power so saving on Co2. The detection has also been upgraded to be more dynamic than before so you may see some variations in the operation of the signals. All the works completed have resolved any past issues with the bridge. We will continue to monitor the signals.

Many thanks for your kind response.

Regards

*Marc Allen
Senior Engineer (UTMC)
Highways and Transport
Place, Planning & Regeneration
Bracknell Forest Council*

3.3 Resident Email – Parking on Terrace Road South

Firstly I want to express my support for the church activities to raise funds such as Easter Trail etc. However parking on Terrace Road South is inconsiderate and I believe needs some regulation all the time not just when these events occur.

I live in Cressex Close as you can see from my attached photos parking opposite the junction is a regular occurrence. This is actually illegal parking opposite a junction, although there is no signage or road markings



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Purpose of Report: Information

Please can we have some signage or road markings indicating parking in this area is not permitted. Hopefully this could be raised at the council's transport meeting on 29 April.

I would also like to know if the council will introduce speed calming measures on this road. The police regularly have a mobile speed camera but this is usually during the working day. This does not capture the serious speeding that occurs pre 9.00 am and after 18.00 hours. Walking my dog I frequently see cars using excessive speed on a road with very narrow pavements. A road that has seen deaths in the past.

I look forward to your comments and hopefully some action

Regards



Response from BPC Office

Dear,

Thank you for your email into the office. We have sent details of this over to the Parish Clerk to convey to the councillors and to the organisers of the event. There is free parking at the events at Newbold but it seems it is not always fully used. It seems the cars parking on Terrace Road south are getting busier during the week even if there are no events. We will be sending this across to highways at Bracknell Forest to monitor.

Many thanks

Alisa

3.4 Resident Email – Benetfeld Road Parking

Hi,

The corner opposite the entrance to Randall Mead is increasingly a problem as you approach it from the Nash Park direction. Car's park opposite the entrance, making it difficult to see if cars are coming from the opposite direction. Unfortunately, drivers ignore the Highway Code advice which states drivers should not park opposite an entrance. Would it be possible to add double yellow lines on this section? I'm concerned that it's an accident waiting to happen.

Kind regards,



Planning & Transportation Committee

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Purpose of Report: Information

Response from BPC Office

Dear,

Thank you for your email into the office. I have passed this on to our Parish Clerk to add to her reports for Council. Unfortunately, any highways issues are dealt with at Bracknell Forest. I will send your concerns over but you can also email them on HighwayNetwork.Management@bracknell-forest.gov.uk and they will be able to advise you further.

Many thanks
Alisa

3.4 Resident Email – Campervan on Benetfeld Road

Hi,

We've noticed a grey converted camper van has been pitching up at the entrance to Benetfeld road, this has happened now of four separate occasions. I've checked and the vehicle isn't taxed, I've reported to the police three times and they don't appear to be doing anything.

Vehicle registration is [REDACTED], see attached photos. It's definitely camping overnight as when I walk our dog at night and pass the radio or Tv is playing.

It may seem trivial but we don't want the estate becoming a parking for overnight camping, parking is a big enough issue around here as it is.

Also I know of people who haven't taxes vehicles and been fined within days, this has been going on for approximately three weeks now, this latest stay, 3 nights consecutively.

Regards

Response from BPC Office

Dear,

Thank you for your email into the office. I have passed this on to our Parish Clerk to add to her reports for Council. I will also liaise with our neighbourhood PCSO to see if they can look into this further and make contact with the owner of the vehicle.

Thank you for bringing this to our attention.

Many thanks
Alisa

The PCSO team have advised that they are aware of the vehicle and are routinely visiting the area to try and make contact with the owner.