

30TH May 2017

Minutes of the proceedings of the **PLANNING & TRANSPORTATION COMMITTEE** meeting held on this day in the **Council Chamber, Town Hall, Wokingham** from 7.30pm to 9.02pm.

PRESENT

Chairman: Cllr A N Waters
Councillors: Cllrs N Campbell-White, Mrs A N Drake, P Lucey (The Mayor), Kevin Morgan and I L Shepherd-Dubey.

IN ATTENDANCE

Planning & Transportation Officer – Mike Dunstan

APOLOGIES FOR ABSENCE (Agenda Item 1)

Apologies for absence were received and accepted from Cllrs C George, D G Lee and C Moore.

MEMBERS' INTERESTS (Agenda Item 2)

No interests were declared.

QUESTIONS FROM MEMBERS OF THE COUNCIL OR PUBLIC (Agenda Item 3)

Cllr Shepherd-Dubey asked whether Cllr Lee's new portfolio at the Borough Council represented a conflict of interest with his position as Chairman of this Committee. It was agreed that the Committee would consider the matter once Cllr Lee's strategic responsibilities had been clarified.

PLANNING & TRANSPORTATION COMMITTEE MINUTES (Agenda Item 4)

It was proposed by Cllr Waters and seconded by Cllr Mrs Drake and it was

**RESOLVED
29545**

that the Minutes of the Planning & Transportation Committee meeting held on 18th April 2017 (pages 15349 to 15351) be received as a true and correct record and that they be confirmed and signed by the Chairman.

MONITORING REPORT (Agenda Item 5)

The Monitoring Report dated 23rd May 2017 was received. There were no outstanding actions.

TOWN CENTRE REGENERATION (Agenda Item 6)

The proposals for Carnival Phase 2 development were received and considered. On behalf of the Town Council the Committee welcomed the proposals and thanked the Borough Council for their efforts in creating a new facility for the community. The following comments were made on the detail of the proposal.

- The town is well served with sporting facilities and the primary use of the multifunctional space must be designated for theatre and the arts. Flexibility of this space is a key requirement and tiered seating must be provided
- The facilities must be accessible by all members of the community. In particular, there should be adequate toilet provision with baby changing facilities
- There should be adequate acoustic insulation between the multifunctional area and the library



PLANNING APPLICATION OUTCOMES (Agenda Item 7)

The P&T Officer's report on the outcomes of planning applications considered by the Committee in 2016/17 was received and considered. It was noted that the Town Council's comments had resulted in a number of small improvements to some of the major developments.

In respect of 170261 and 170264 (land to the east of Finchampstead Road) the Committee asked whether the traffic survey was being conducted by an independent organisation.

ACTION: P&T OFFICER

MONTAGUE PARK PHASE 6 (Agenda Item 8)

The approval process for major residential developments was considered and the Committee expressed concern that on a number of occasions their attempts to highlight serious flaws in the proposals had been ignored. The Committee agreed that an estimate be obtained for an independent consultant to review the video of the Borough Council's Planning Committee meeting at which application 163264 (Montague Park Phase 6) was approved.

ACTION: P&T OFFICER

It was proposed by Cllr Waters and seconded by Cllr Morgan and it was

**RESOLVED
29546**

that Cllr Waters would draft a letter summarising the concerns and circulate it to the Committee for approval before submitting it to the Borough Council Leader and Chief Executive.

ACTION: CLLR WATERS

COMMITTEE'S OBJECTIVES (Agenda Item 9)

The P&T Officer's report on the Committee's performance against its objectives for 2016/17 was received and considered and it was agreed that there would be no changes to the objectives for the coming year.

BUS SHELTER ADOPTION (Agenda Item 10)

The Committee considered a request by Wokingham Borough Council that the Town Council takes over the maintenance and cleaning of a bus shelter in Molly Millar's Lane. It was proposed by Cllr Shepherd-DuBey and seconded by Cllr Waters and it was

**RESOLVED
29547**

that the Town Council would agree to the request on condition that the Borough Council makes a payment of £500 to cover future liabilities for cleaning and repair.

ACTION: P&T OFFICER

PREMISES LICENCES (Agenda Item 11)

It was proposed by Cllr Morgan and seconded by Cllr Shepherd-DuBey and it was

**RESOLVED
29548**

that the Committee would consider future applications for new premises licences.

COMMITTEE'S BUDGET (Agenda Item 12)

The budget report to 30th April 2017 was received and noted.



INFORMATION ITEMS (Agenda Item 13)

A summary of the Community Infrastructure Levy allocated to co-fund infrastructure projects was received and noted.

PLANNING APPLICATIONS (Agenda Item 14)

The following applications were received and considered and it was

**RESOLVED
29549**

that the Committee would make comment as shown.

ACTION: P&T OFFICER

160732 328b - 334 Barkham Road
Revised drawings for full planning application for the proposed erection of 10 dwellings.

The Committee expressed concern that the proposed parking provision did not meet Borough Council standards and the road width is insufficient to allow two cars to pass safely. It was agreed that the Committee would only support the application if these issues were resolved.

171228 2 Crescent Road
Full planning application for the proposed erection of a new detached dwelling with integral garage following demolition of existing garage.

Objection on the grounds that the proposed dwelling represents an overdevelopment of residential amenity space and does not meet the Wokingham Borough Design Guide's requirement for a minimum distance of one metre between the western flank wall and boundary.

COMMITTEE INFORMATION (Agenda Item 15)

No matters were raised.

CHAIRMAN

