

## 3<sup>rd</sup> October 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 8.40pm.

### **PRESENT**

Chairman: Cllr A N Waters

Councillors: Cllrs N Campbell-White, Mrs A N Drake, C George, M L Richards 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 D G Lee, K Morgan, C Moore and P Lucey (The Mayor).

### **MEMBERS' INTERESTS (Agenda Item 2)**

Cllr George stated that as he had already submitted a comment in support of planning application 172525 he would not take part in the discussion, vote or the Town Council's response.

Cllr Richards stated that as he is a member of the Borough Planning Committee he would not vote on any planning applications.

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

None received.

### **PLANNING & TRANSPORTATION COMMITTEE MINUTES (Agenda Item 4)**

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

**RESOLVED  
29610**

that the Minutes of the Planning & Transportation Committee meeting held on 5th September 2017 (pages 15416 to 15419) be received as a true and correct record and that they be confirmed and signed by the Chairman.

The Chairman stated that the following planning application would be considered next as a courtesy to members of the public in attendance.

**172525 Santolina Stables, Daffield Farm, Doles Lane  
Full planning for the refurbishment of surface to existing Horse Riding  
ménage (Retrospective).**

Cllr Shepherd-Dubey joined the meeting.

The Committee listened to representations from the applicant and an objector. It was proposed by Cllr Campbell-White and seconded by Cllr Mrs Drake and it was

**RESOLVED  
29611**

that the Committee would make no objection.

**ACTION: P&T OFFICER**



## **MONITORING REPORT (Agenda Item 5)**

The Monitoring Report dated 27<sup>th</sup> September 2017 was received and considered.

### **Borough Council Planning Committee**

The Chairman stated that Cllr Lee had been tasked by the Borough Council with arranging a meeting between the planning committees of both councils to discuss the planning process, interaction between the two bodies and how improvements can be made.

### **Concerns over unsustainable development**

To be considered under Agenda Item 8.

### **ATTENDANCE (Agenda Item 6)**

As Cllr Lee was not present at the meeting the matter of his attendance will be resolved before, or at, the next meeting.

Cllr Richards explained that he had been absent from the previous three meetings as he was attending meetings of the Borough Council's Overview & Scrutiny Management Committee. Cllr Richards stated that he would like to remain a member of the P&T Committee but would stand down if he was unable to attend on a regular basis and this was accepted by the Committee.

Cllr George raised a concern about the low attendance in recent months and the potential impact when voting on planning decisions. It was suggested that additional members be asked to join the Committee and the possibility of changing the meeting day be investigated. It was agreed that the Chairman and P&T Officer would discuss this with Cllr Davis and the Town Clerk respectively.

**ACTION: THE CHAIRMAN AND P&T OFFICER**

### **TOWN CENTRE REGENERATION (Agenda Item 7)**

Members made the following observations:

- Pedestrian routes through the town centre works are well lit at night
- Narrowing of Rose Street with a skip and barriers is forcing pedestrians into the road. This could be improved by installing a temporary crossing
- Better coordination between the regeneration and other roadworks schemes would improve the situation for residents of north Embrook
- A new contraflow system on Warren House Road is causing additional congestion
- Traffic signal phasing should be adjusted to reduce delays wherever possible

It was agreed that the Town Clerk be requested to arrange a meeting between the Committee, Cllr Bowring and highways officers so that Town Councillors can share their local knowledge with the aim of finding the best solutions for the town.

**ACTION: P&T OFFICER**

### **DEVELOPMENT CONCERNS (Agenda Item 8)**

The Committee received and considered concerns raised by Barkham and Finchampstead Parish Councils about unsustainable developments and agreed that the Town Council should make similar representations. Their specific concerns included:

- Current legislation is inadequate to protect communities against inappropriate development



- Developers can freely submit inappropriate planning applications which are won on appeal because the Borough Council is unable to demonstrate a five year land supply
- When permission is granted the developers are under no obligation to complete the development. If the five year land supply was used as justification then they should be obliged to complete the build in five years.
- The five year land supply should be tied to an annual build rate which represents the maximum number of dwellings for which planning permission will be granted irrespective of how many have been built
- Each planning permission should be limited to a maximum number of dwellings (e.g. 100) which must be completed before additional permissions can be granted
- Planning applications should include a timescale for completion, which should be reflected in conditions attached to approval with appropriate penalties for failing to complete on time

It was agreed that Cllrs George, Richards and Shepherd-DuBey would collaborate on a draft response for the Committee to approve and submit to DCLG and the Minister of State for Housing and Planning.

**ACTION: CLLRS GEORGE, RICHARDS AND SHEPHERD-DUBEY**

#### **COMMITTEE'S BUDGET (Agenda Item 9)**

The budget report to 27<sup>th</sup> September 2017 was received and considered. The P&T Officer stated that an order has been placed to repair the vandalised bus shelter on Ashridge Road at a cost of £985.50. The broken glazed panels will be replaced with steel mesh.

#### **PLANNING APPLICATIONS (Agenda Item 10)**

The following applications were received and considered and it was

**RESOLVED  
29612**

that the Committee would make comment as shown.

**ACTION: P&T OFFICER**

**172774          Baileys House, Central Walk**  
**Application for the advertisement consent for the proposed installation of two illuminated fascia signs and one illuminated menu board.**

No objection.

#### **COMMITTEE INFORMATION (Agenda Item 11)**

Cllr George asked for an Agenda item at the next meeting to request that conditions be attached to advertisement consent to require anti-pigeon spikes.

**ACTION: P&T OFFICER**

Concern was expressed over obstruction of footways caused by A boards. Any considered dangerous should be reported to the Enforcement Officer.

**CHAIRMAN**

