

# 14<sup>th</sup> November 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 9.28pm.

## **PRESENT**

Chairman: Cllr N Campbell-White  
Councillors: Cllrs Mrs A N Drake, C George, C Moore, K Morgan, M L Richards and I L Shepherd-Dubey.

## **IN ATTENDANCE**

Planning & Transportation Officer – Mike Dunstan  
Cllr D G Lee (Wokingham Borough Council)

## **APOLOGIES FOR ABSENCE (Agenda Item 1)**

Apologies for absence were received and accepted from Cllrs P Lucey (The Mayor) and A N Waters.

The P&T Officer stated that Cllr Lee had resigned from the Committee due to the workload imposed by his additional responsibilities at the Borough Council.

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

Cllr George stated that he had assisted the applicant for the premises licence to be considered under Agenda Item 10.

## **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 George and seconded by Cllr Mrs Drake and it was

**RESOLVED  
29634**

that the Minutes of the Planning & Transportation Committee meeting held on 3<sup>rd</sup> October 2017 (pages 15440 to 15442) 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 8<sup>th</sup> November 2017 was received and considered.

## **Borough Council Planning Committee**

The Chairman will update members at the next meeting.

**ACTION: CLLR WATERS**

## **Committee membership and meeting day**

The appointment of additional Committee members will be determined by Council. The majority were in favour of continuing to meet on Tuesdays.

## **Ongoing roadworks**

The proposed meeting with Borough highways officers has been postponed until February. The Committee agreed that their earlier concerns had been addressed but they would like to have an informal meeting with Balfour Beatty to discuss issues with signage.

**ACTION: P&T OFFICER**

Councillor Moore joined the meeting.



### **Concerns over unsustainable development**

A request from Barkham Parish Council to sign a joint letter to Ministers was received and considered. It was agreed that a decision on whether to support it would be made later.

### **TOWN CENTRE REGENERATION (Agenda Item 6)**

The Committee agreed that while everyone involved in the works was doing their best, some residents did not appear to be well informed, in particular the reasons for digging up the Market Place then filling it in again. It was suggested that a large information board on the approach to the town could be used to give progress updates. Also, better signage could be employed to improve pedestrian flow.

**ACTION: P&T OFFICER**

### **WAYFINDING (Agenda Item 7)**

To be deferred to the next meeting.

### **HANGING SIGNS & PIGEON MESS (Agenda Item 8)**

The Committee agreed that where appropriate future Town Council comments on planning applications should recommend the inclusion of measures to prevent pigeons roosting. A template for the response will be agreed with the Amenities Officer.

**ACTION: P&T OFFICER**

### **PROHIBITION OF DRIVING (Agenda Item 9)**

A proposal to prohibit motor vehicles from exiting onto Peach Street from Luckley Path was received and considered and the Committee made no objection.

**ACTION: P&T OFFICER**

### **PREMISES LICENCE (Agenda Item 10)**

An application for a new Premises Licence for a stationary kebab van located in Wokingham Youth and Community Centre car park was received and considered and the Committee agreed to support it.

**ACTION: P&T OFFICER**

### **COMMITTEE'S BUDGET (Agenda Item 11)**

The budget report to 31<sup>st</sup> October 2017 was received and noted.

### **PLANNING APPLICATIONS (Agenda Item 12)**

The following applications were received and considered and it was

**RESOLVED  
29635**

that the Committee would make comment as shown.

**ACTION: P&T OFFICER**

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

For information only. The status of this application is under review.

**172751 Land at Matthewsgreen Farm  
Application for the approval of Reserved Matters pursuant to Outline  
planning consent O/2014/2242 for the erection of 253 residential dwellings,  
associated amenity spaces, access, garages, parking, internal roads,  
pathways, drainage and associated Landscaping. (Appearance,  
Landscaping, Layout and Scale to be considered).**



The Committee objected to this application as it includes much needed affordable homes which cannot be delivered for at least three years because the land on which they are scheduled to be built is leased to the current tenants.

**172437 Land between 7/8 & 9/10 Tanhouse Lane  
Full application for the proposed erection of eight maisonettes with associated parking following demolition of 17 single garages.**

Objection on the grounds that the proposed development represents overdevelopment of the site, poor quality design and lacks private amenity space, and therefore does not comply with adopted Core Strategy Policy CP3. Concern that the loss of off road parking for existing residents will add to on-road parking which will impede access for emergency services and refuse vehicles.

**172952 Bell Foundry Lane  
Application for Reserved Matters for a section of the Northern Distributor Road (NDR) and associated infrastructure, including a cycle and footway, relating to Bell Foundry Lane (pursuant to outline planning permission 161839).**

The Town Council are pleased to note the mature oak 214 is being retained. While the Town Council understands the need for removal of the other trees they request that the area from which they are removed be maintained with low level planting and the character of the Green Route be preserved by the planting of five replacement established and maturing oak trees on the boundary.

**173053 24 Murdoch Road  
Full application for the proposed erection of eight apartments, following the demolition of the existing building which comprises four flats.**

No objection.

**172971 West Forest Gate  
Full application for the proposed demolition of existing office accommodation and erection of 77 residential units with vehicular and pedestrian access.**

Concerns were raised about the height and appearance of the proposed building. It was agreed that Cllrs Moore, Campbell-White and any other Members who wanted to would conduct a site visit then meet with the planning officer.

**172923 26 Denton Road  
Full application for the demolition of existing 2-bed dwelling and erection of a replacement 3-bed dwelling.**

No objection.

**172934 Land at Waterloo Road  
Full application for construction of 420m single carriageway road (with a total width of 15m) and accompanying footways/cycleways. This route will connect the Montague Park residential development (William Heelas Way) to a new junction with Waterloo road, a 4-arm roundabout, via a new bridge over the Reading-Waterloo Railway Line (Second Phase of South Wokingham Distributor Road).**



Objection to the provision of a shared cycleway / footway. This is highly dangerous for pedestrians and there is sufficient land available to separate them. Request that utilities be laid under the footway not the highway.

**INFORMATION ITEMS (Agenda Item 13)**

Cllr Lee was invited to brief the Committee on the Local Plan Update (2026 – 2036). The key issues are the lack of a five year land supply (over which WBC has no control) and the low rate of build by developers. Cllr Lee urged the Committee to write to the Prime Minister and the Ministers for Housing and DCLG with their concerns.

Wokingham Borough Council's consultation on Transport & Highways was received and Members will give their responses to the next meeting.

**CHAIRMAN**

