

# 12<sup>th</sup> December 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 9.07pm.

## **PRESENT**

Chairman: Cllr A N Waters

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

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

None declared.

## **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 Morgan and seconded by Cllr George and it was

**RESOLVED  
29659**

that the Minutes of the Planning & Transportation Committee meeting held on 14<sup>th</sup> November 2017 (pages 15469 to 15472) 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 6<sup>th</sup> December 2017 was received and considered.

## **Borough Council Planning Committee**

The Chairman stated that dates has yet to be agreed for meetings with WBC Members and Officers to discuss the Town Council's concerns about roads, parking and minimum standards for living spaces. Cllr Morgan stated that he would like to attend the meetings.

**ACTION: THE CHAIRMAN**

Cllr Shepherd-DuBey joined the meeting.

## **Directional signage for town centre regeneration**

The P&T Officer stated that the problems had been resolved at a meeting between the Town Clerk and Balfour Beatty's project manager, and the Committee confirmed that they were happy with the current situation.

## **Information signage for town centre regeneration**

The P&T Officer stated that this had been considered but the cost of providing and maintaining up to date progress information in the town was an issue. The Town Council produced some information notices for the recent public event. For out-of-town signage, the Town Clerk has requested that WBC purchases new VMS signs capable of displaying more detailed messages.



### **Clearing up after roadworks**

WBC have stated that the vast majority of works are cleared by the end of the permitted period but if Councillors see any problems please can they contact the Streetworks team with the location details. Members raised a number of ongoing issues with traffic cones which will be passed on to WBC.

**ACTION: P&T OFFICER**

### **Wayfinding**

The Chairman asked the Committee if they would reconsider their previous decision that the Town Council should not contribute to the cost of the proposed directional signage. It was proposed by Cllr Morgan and seconded by Cllr George and it was

**RESOLVED  
29660**

that because the Town Council was not invited to participate in the selection process and in the Committee's opinion the design of the proposed signage is inappropriate for a market town the Committee would confirm their previous decision not to make a financial contribution.

### **Pigeon control measures**

The text of the proposed request to install pigeon deterrent measures on new developments in the town was received and approved and will be submitted with the Town Council's comments on future applications where appropriate.

### **Concerns over unsustainable development**

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

**RESOLVED  
29661**

that the letter drafted by Cllr Campbell-White should be sent to the Prime Minister and Minister of State for Housing and Planning.

**ACTION: P&T OFFICER**

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

Members expressed concern about traffic chaos in the town today caused by the unannounced closure of King Street Lane and the apparent lack of coordination of different roadworks schemes. The Chairman stated that he would ask the Town Clerk to arrange a meeting with WBC's interim Chief Executive to seek a solution to the problem.

**ACTION: THE CHAIRMAN**

Concern was also expressed about the amount of mud on Bell Foundry Lane and the lack of an effective wheel washing regime for lorries. This is in breach of planning conditions and will be reported.

**ACTION: P&T OFFICER**

### **TRANSPORT & HIGHWAYS SURVEY (Agenda Item 7)**

It was agreed that if Members wish to respond they should do so as residents.

### **PLANNING APPLICATIONS (Agenda Item 8)**

The following applications were received and considered and it was

**RESOLVED  
29662**

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).**



The Committee considered the revised details and agreed to confirm their earlier support for the application.

**172876 Toutley Depot, Old Forest Road**  
**Full application for the proposed continued operation of a concrete batching plant with ancillary development, sale of concrete products and skip hire service whilst retaining the existing waste transfer station and depot uses.**

Objection on the following grounds:

1) The operation of the plant is potentially damaging to the environment. In the absence of an Environmental Impact Assessment it has not been demonstrated that the application complies with Policy CP1 of the adopted Core Strategy in relation to:

- Maintaining or enhancing the high quality of the environment;
- Minimising the emission of pollutants into the wider environment;
- Limiting any adverse effects on water quality (including ground water);
- Ensuring the provision of adequate drainage;
- Avoiding areas where pollution (including noise) may impact upon the amenity of future occupiers;
- Avoiding increasing (and where possible reduce) risks of or from all forms of flooding (including from groundwater)

2) The site is adjacent to a Strategic Development Location and is not of an appropriate scale of activity, mass, layout, built form, height, materials and character to the area, nor does it provide a high quality of design without detriment to the amenities of adjoining land users including open spaces or future occupiers and their quality of life. It therefore does not comply with Policy CP3 of the adopted Core Strategy.

Notwithstanding the above, if WBC is minded to approve the application then we request that an Environmental Impact Assessment and Traffic Management Plan must be submitted and the following conditions be imposed:

**Restriction of Hours of Operation, Delivery and Operation of Machinery (including diesel engines)**

The use hereby permitted shall not operate outside of the following times:

Weekdays: 0700 to 1900

Saturdays: 0700 - 1300

Sundays and Public Holidays: Closed

Reason: To ensure that the development hereby permitted is not detrimental to the amenity of the area and/or nearby residents by reason of undue noise including from people entering or leaving the site, as there is insufficient information within the submitted application, and for the avoidance of doubt as to the scope of this permission.

**Site Boundary Noise Levels**

Prior to the first use or occupation of the development as hereby permitted, a competent person shall have ensured that the rating level of noise emitted from



the site's plant, equipment and machinery shall not exceed 5dB above the background levels determined at all boundaries near to noise-sensitive premises. The assessment shall have been made in accordance with the current version of British Standard 4142 and confirmation of the findings of the assessment shall have been submitted to, and agreed in writing by, the Local Planning Authority and shall be adhered to thereafter.

Reason: To ensure that the development hereby permitted is not detrimental to the amenity of the surrounding area by reason of undue noise emission and/or unacceptable disturbance, as there is insufficient information within the submitted application.

**173239            19 Twycross Road**  
**Full application for the proposed change of use of amenity land to residential; construction of 1.8 m high wall to the side and rear of dwelling and erection of a part single, part two storey side extension including conversion of existing garage to habitable accommodation.**

Objection on the following grounds:

The scale of the proposed boundary wall and its proximity to the footway detracts from the open plan aspect of the neighbourhood and would set a precedent for other properties in the area to follow suit. It does not maintain or enhance the quality of the environment and hence fails to comply with Policy CP1 of the adopted Core Strategy.

**INFORMATION ITEMS (Agenda Item 9)**

The Committee received a presentation on WBC's new Traffic Modelling system.

**CHAIRMAN**

