

6th February 2018

Minutes of the proceedings of the **PLANNING & TRANSPORTATION COMMITTEE** meeting held on this day in the **Diamond Jubilee Room, Town Hall, Wokingham** from 7.40pm to 9.25pm.

PRESENT

Chairman: Cllr A N Waters

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

MEMBERS' INTERESTS (Agenda Item 2)

Cllr Richards stated that he would not vote on planning matters.

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

Residents of Monkshood Close have raised concerns about a planning application for Keephatch Farmhouse. The Chairman stated that the Committee would consider this next.

180101 Keephatch Farmhouse, Clover Close Full application for proposed erection of three detached dwellings and garages.

After due consideration of the application it was proposed by Cllr Waters and seconded by Cllr George and it was

RESOLVED 29685

that the Town Council would object on the following grounds:

- It has not been demonstrated that the site does not form part of the curtilage of the important listed building, and a listed building application is therefore required
- The scale and density of the proposed dwellings are out of keeping with the character of Monkshood Close, contrary to policy CP3 of the adopted Core Strategy
- The proposal does not retain and enhance the traditional, historical, local and special character of the listed building or area and its setting, contrary to policy TB26 of the Managing Development Delivery Document
- Insufficient evidence has been provided to determine the likely impact of the proposal on bats, contrary to policies CP1 and CP3 of the adopted Core Strategy and TB23 of the Managing Development Delivery Document
- Insufficient evidence has been supplied to determine the likely impact of the proposal on Great Crested Newts, contrary to policy CP7 of the adopted Core Strategy

ACTION: P&T OFFICER



A resident has raised concerns about the proposed removal of the school crossing patrol on Keephatch Road.

The Committee agreed that the Town Council will write to Wokingham Borough Council (WBC) to raise the following concerns:

- There is no strategy for safe routes to schools and the impact of removing this school crossing patrol on the wider area must be considered
- Keephatch Road is currently used as a delivery route for the construction of the North Wokingham SDL and will be for several years to come. This generates heavy traffic which frequently exceeds the 20mph speed limit and represents a considerable risk to school children
- The volume of traffic and numbers of children are increasing as the new developments are occupied. The lollipop person performs an important function in assessing the traffic and ensuring children do not run out in to the road. This function cannot be performed by an unmanned crossing
- It is not acceptable to put children's lives at risk for the sake of saving money
- If the crossing patrol is to be withdrawn this must not happen until a suitable alternative safe crossing has been implemented

ACTION: P&T OFFICER

Councillor Lucey left the meeting.

PLANNING & TRANSPORTATION COMMITTEE MINUTES (Agenda Item 4)

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

**RESOLVED
29686**

that the Minutes of the Planning & Transportation Committee meeting held on 12th December 2017 (pages 15494 to 15497) 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 31st January 2018 was received and considered.

Borough Council Planning Committee

Cllr Waters stated that he had received assurances that the standards for parking spaces, road widths and living spaces are being revised and that the Town Council will be invited to contribute to the process.

Concerns over unsustainable development

A response to the Town Council's letter to the Prime Minister is awaited.

Management of road closures

Cllr Waters stated that he and the Town Clerk had met WBC's interim Chief Executive to share their concerns. Changes have been made and an assurance was given that the Town Council will be consulted on future proposals.

TOWN CENTRE REGENERATION (Agenda Item 6)

While expressing some frustration at the continued presence of the barriers in Rose Street, the Committee understood the reasons for the delays and recognised that good progress is now being made.



HIGHWAYS ISSUES (Agenda Item 7)

A report by Cllr Morgan on highways issues affecting Emmbrook Ward was received and considered and the Committee agreed that many of the issues raised applied across the town. In many cases they are due to poor workmanship, although some defects are causing by settling and will be rectified in due course.

The report has been sent to Cllr Baker at WBC and the Committee agreed that he should be asked to respond.

ACTION: P&T OFFICER

WATERLOO ROAD LEVEL CROSSING (Agenda Item 8)

A draft order to close a section of Waterloo Road including the level crossing was received and considered and the Committee agreed that without a link to Easthampstead Road the closure will increase the pressure on Rances Lane. It was agreed that an assurance should be requested that the closure will not be implemented until the bridge has been constructed and approved.

ACTION: P&T OFFICER

COMMITTEE BUDGET (Agenda Item 9)

A report on the Committee's budget as of 31st December 2017 was received and noted.

PLANNING APPLICATIONS (Agenda Item 10)

The following applications were received and considered and it was

**RESOLVED
29687**

that the Committee would make comment as shown.

ACTION: P&T OFFICER

173607 Chapel Green House, Chapel Green
Full application for the proposed erection of four dwellings with associated parking and landscaping, following demolition of existing buildings (including stables, barn, garage and annex). Chapel Green House to be retained.

The Committee made no objection but raised the following concerns:

- The proposal will increase the volume of traffic on Finchampstead Road, which is already at capacity
- Access to the site is restricted via a single track road
- The site is close to the Emmbrook river and may be liable to flooding

173660 Evolution House, Easthampstead Road
Full application for the proposed change of use of existing office building to four residential apartments, to include a rear first floor extension, amenity space and landscaping.

The site is in close proximity to the Fire Station and the Committee was concerned that the lack of offroad parking may result in cars obstructing the passage of fire engines. The Committee agreed to support the proposal on condition that adequate parking facilities are provided in accordance with the guidelines.



173220 Matthewsgreen Farm Phase 2, Matthewsgreen Road
Advertisement application for the proposed installation of 1 x illuminated banner and 12 x non-illuminated signs to include 1 x hoarding, 3 x 1.20m high monoliths, 1 x 4m high monolith, 1 x curb vinyl, 1 x tray monolith, 1 x monolith totem sign and 4 x mesh flag on 6m high flag poles.

The Committee agreed to endorse comments made by the Emmbrook Residents' Association and objected on the following grounds:

- The scale of the proposal will cause harm to the amenity and character of the area and may compromise highway safety contrary to Policy TB19 of the Managing Development Delivery Document

180029 Nigra Building, Mulberry Business Park
Full application for the proposed raising of roof height to create a new second floor extension to create 14 self contained residential apartments including a communal garden and upgraded cycle storage and refuse facilities.

Objection on the grounds that the lack of private amenity space represents an overdevelopment of the site and is contrary to policy TB07 of the Managing Development Delivery Document.

172751 Land at Matthewsgreen Farm, Matthewsgreen Road
REVISED PLANS - 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).

No objection, providing there is adequate parking provision for residents and visitors of the proposed apartment building on the corner of the site at its junction with the NDR and Twyford Road.

180125 52 Rose Street
Listed building consent for the replacement of new windows.

No objection subject to a condition that all the new windows are like-for-like replacements in respect of their design and materials.

173752 188 Norreys Avenue
Full planning application for the proposed erection of two storey detached dwelling with car port, following the demolition of the existing garage.

Objection on the following grounds:

- Overdevelopment of a residential garden contrary to policy CP3 of the adopted Core Strategy
- The proposed dwelling will cause a loss of sunlight to the rear amenity space of No. 186 Norreys Avenue



INFORMATION ITEMS (Agenda Item 11)

No items were raised.

CHAIRMAN

