

# 10<sup>TH</sup> May 2016

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 9.35pm.

## **PRESENT**

Chairman: Cllr D G Lee  
Councillors: Cllrs Mrs A N Drake, C D Moore, K G Morgan, M L Richards, I L Shepherd-Dubey and A N Waters.

## **IN ATTENDANCE**

Planning & Transportation Officer – Mike Dunstan

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

Apologies for absence were received and accepted from Cllr J P Mirfin (the Mayor), N Campbell-White and C George.

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

There were no declarations of interest.

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

No questions have been received.

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

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

**RESOLVED  
29371**

that the Minutes of the Planning & Transportation Committee meeting held on 26<sup>th</sup> April 2016 (pages 15142 to 15145) 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 4<sup>th</sup> May 2016 was received and considered.

### **a) Street name signs**

The Head of Highways & Transport at Wokingham Borough Council (WBC) has agreed that historical information could be added to the right of the street name. This will need to be conveyed to the developers

**ACTION: P&T OFFICER**

### **b) Community Centre for Keephatch Beech**

Requests from the public for a Community Centre / Scout Hut in the Keephatch Beech development are to be followed up.

**ACTION: THE CHAIRMAN**

### **c) Strategic Development Plan Update**

WBC's response to the Committee's request for involvement was received and noted.

### **d) Sustainability of house building**

It was agreed that a letter to senior government ministers will be drafted for approval by Full Council. The letter will express the Town Council's concern that they do not have the appropriate level of control over continuing development in



the area, the impact that such development is having on the town's infrastructure and the urgent need to move future growth away to a new town in a less populated area. A national plan to draw population growth to other less populated parts of the UK, therefore reducing the need for over developing the Thames Valley as a whole, should also be considered.

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

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

The major planning applications have been approved and principal lease agreements signed, with more to come. The start of major works on the Carnival Pool site has been delayed until June to offset the additional demand caused by the station car park closure.

#### **COMMITTEE'S BUDGET (Agenda Item 7)**

The budget report to 30<sup>th</sup> April 2016 was received and considered. A claim has been submitted to the Town Council's insurers for the cost of replacing the damaged bus shelter in Barkham Road.

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

The Chairman stated that there had been a number of very useful meetings with WBC Planning Officers to discuss the major applications, and that they were largely in agreement with the Town Council's concerns.

The following applications were received and considered and it was

**RESOLVED**  
**29372**

that the Committee would make comment as shown.

**ACTION: P&T OFFICER**

#### **160765 Matthewsgreen Farm**

**Reserved Matters application pursuant to Outline planning consent O/2014/2242 for Phase 2a development involving the erection of 84 residential dwellings, associated amenity space, access, garaging and parking, internal roads, pathways, drainage and associated landscaping and provision of a section of the streamside recreational park. Access, appearance, landscaping, layout and scale to be considered.**

#### **160914 Matthewsgreen Farm**

**O/2014/2242 Conditions application for the submission of details to comply with the following conditions of planning consent O/2014/2242 (dated 02/04/2015): 3. Sub-Phasing Strategy 6. Levels 9. Construction Management 12. Design Statement 14. Detailed Landscaping (Part Discharge) 16. Protection of Existing Trees 17. Landscape Management Plan 20. Ecological Permeability 21. Reptiles 22. Hedgerows 23. Veteran Trees 24. Landscape and Ecological Management Strategy (LEMS) 27. Cycle Parking 28. Details of Car and Motorcycle Parking 31. Construction Details 32. Vehicle Turning 38. Surface Water Drainage Strategy 39. Drainage Strategy 51. Noise.**

The above applications were considered together and the Committee agreed to reject them in their entirety. In summary, the proposals represent unsustainable overdevelopment with no design quality, unacceptably narrow roads and minimum garden sizes and living space.



A full draft response will be circulated to Members for approval prior to submission to WBC. The final response will be published on the Town Council web site.

**ACTION: CLLR MORGAN**

Cllr Moore stated that there was a lack of continuity of design across the Strategic Development Locations and suggested that the Committee uses its experience to draw up a list of improvements that WBC could make to the SDL programmes. Suggestions for improvement include better collaboration between the developers on architectural design and a target for average plot sizes across a development.

**ACTION: COMMITTEE & P&T OFFICER**

**153247          Keephatch Beech**  
**Reserved Matters application pursuant to Outline Planning Permission O/2014/2435 (Development comprising 300 residential dwellings, up to 800 square metres of restaurant / public house (use class A3 and A4), public open space and landscaping, allotments, acoustic mitigation, surface water drainage, foul water pumping stations, land reserved for park and ride and a Suitable Alternative Natural Greenspaces (SANGs) at Stokes Farm) granted on 27/03/2015. Detailed matters of access, layout, landscaping, scale and appearance to be considered.**

**160667          Keephatch Beech**  
**Application for submission of details to comply with the following conditions of planning consent O/2014/2435 (Dated 27/03/2015) 37. Flooding and Drainage 39. Impact Studies 40. Drainage strategy.**

Cllr Waters' draft comments on the above applications were considered and accepted by the Committee and will be submitted to the Borough Council. In summary, the Town Council supports these applications with some concerns about building scale and highway safety. The full response will be published on the Town Council web site.

**160949          Kentwood Farm**  
**Application for submission of details to comply with the following conditions of planning consent O/2011/0699 (02/07/2012) 22 Surface Water Drainage 23 Watercourses 24 Culverts 25 Ashridge Stream 26 Sustainable Drainage 27 Surface Water Drainage.**

Cllr Waters expressed concerns about the use of old data in the report and the consequences of a 1 in 100 year flooding event, and requested a meeting be arranged with the Borough Council's Drainage Team.

**ACTION: P&T OFFICER**

**161123          Cantley Sports Centre**  
**Full application for proposed construction of three new tennis courts and pavilion including associated court lighting, fencing, car park and access.**

No objection providing the current hours of operation of court lighting are not exceeded.



**161105            11-13 Broad Street**  
**Listed building consent for painting of the shop front in RAL 5008 plus installation of signage comprising of 1 set of externally illuminated fascia text, 1 set of sign written text, 1 externally illuminated projection sign and 2 internally illuminated menus.**

Objection on the grounds that the proposed colour scheme is out of keeping with the character of the host building and neighbouring properties and fails to enhance the Conservation Area, contrary to policy TB24 of the adopted Managing Development Delivery Local Plan.

**160248            51a Barkham Road**  
**Full application for the demolition of existing bungalow and the proposed erection of two 2-bedroom chalet style residential bungalows.**

Objection on the grounds that the proposal represents a cramped development with inadequate private amenity space for Plot 1, contrary to policy CP3 of the adopted Core Strategy.

**160777            Emmbrook School**  
**Full planning application for proposed erection of new two storey building to replace existing single storey temporary accommodation unit.**

No objection providing none of the trees screening the proposed building from neighbouring properties is removed.

**161167            326 Finchampstead Road**  
**Full application for the proposed erection of a detached dwelling in rear garden following part demolition of existing bungalow.**

No objection providing a condition is placed on the remaining bungalow to prevent its future use as a dwelling.

**URGENT BUSINESS (Agenda Item 9)**

There was no urgent business.

**CHAIRMAN**

