

12TH July 2016

Minutes of the proceedings of the **PLANNING & TRANSPORTATION COMMITTEE** meeting held on this day in the **Main Hall, TOWN HALL, WOKINGHAM** from 7.30pm to 9.37pm.

PRESENT

Chairman: Cllr D G Lee

Councillors: Cllrs Mrs A N Drake, C George, K G 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 N Campbell-White Mrs G Hewetson (the Mayor), and A N Waters.

Cllr Lee stated that he had to leave early for another meeting and asked for nominations for a replacement Chairman. It was agreed that Cllr George would take the Chair at that point.

MEMBERS' INTERESTS (Agenda Item 2)

There were no declarations of interest. Cllr Richards stated that he would not vote on planning applications as he is a member of the Borough Council's planning committee.

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

Objections have been received to a planning application and the Chairman stated that this would be considered next.

161092 Bottel Paddock, Limmerhill Road
Full application for the change of use of agricultural land to mixed agricultural and the keeping and grazing of horses, plus the provision of a vehicular turning circle. Retrospective.

The Committee expressed concern about the potential impact of overdevelopment of this important countryside site, which is also a gap between settlements, on the residential amenity of neighbouring properties and highway safety at the junction of Limmerhill Road with Barkham Road.

It was agreed that, should the application be recommended for approval, the following condition be attached:

The approved equestrian use is solely for the recreational enjoyment of the owner and/or tenant and no commercial activities are permitted for the following reasons:

1. To safeguard the residential amenity of neighbouring properties (Adopted Core Strategy Policy CP3)
2. To prevent over-development of the countryside (Adopted Core Strategy Policy CP11)



3. In the interests of highway safety due to the restricted means of access on this unadopted road (Adopted Core Strategy Policy CP6).

It was further agreed that Cllr Shepherd-DuBey would speak on behalf of the Town Council at the Planning Committee.

PLANNING & TRANSPORTATION COMMITTEE MINUTES (Agenda Item 4)

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

**RESOLVED
29406**

that the Minutes of the Planning & Transportation Committee meeting held on 10th May 2016 (pages 15153 to 15156) 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 6th July 2016 was received and considered.

a) Street name signs

Wokingham Borough Council (WBC) has agreed that that Wokingham Town Council (WTC) may attach a separate historical plate to street name signs on the understanding that WTC are responsible for their upkeep.

b) Community Centre for Keephatch Beech

The Chairman stated that he had discussed requests from the public for a Community Centre / Scout Hut in the Keephatch Beech development with the relevant parties.

c) Sustainability of house building

The action to express the Town Council's concern about the unsustainable level of house building will be put on hold pending the formation of a new government.

d) Continuity of design across the Strategic Development Locations

The Committee noted that their meetings with Borough Council planners had resulted in improvements in the design and layout of new developments and it was agreed that they would continue to engage with planners and developers.

e) Accuracy of data used for flood reports

Cllr Morgan explained that flood reports are prepared for individual sites, and the collective effect of multiple adjacent developments are not considered. The Committee will write to the Borough Council to express their dissatisfaction at this approach.

ACTION: CLLR MORGAN AND P&T OFFICER

Cllr Lee left the meeting and Cllr George took the Chair.

COMMITTEE'S OBJECTIVES (Agenda Item 6)

A report by the P&T Officer on the Committee's performance against its objectives was received and considered. It was agreed that the following metrics be retained for the coming year:

- % Applications where our comment is taken on board
- Response rate to regeneration consultations and applications (target 100%)
- % Councillors trained

It was also agreed that the following metrics be added:



- Number of representations made at WBC Planning Meetings
- Number of external planning briefings attended

ACTION: P&T OFFICER

TOWN CENTRE REGENERATION (Agenda Item 7)

The Committee was pleased to note that the Town Centre Regeneration has won the Making Development Viable Award at the National Planning Awards.

PLANNING APPLICATION REPORT (Agenda Item 8)

The P&T Officer's report on the outcomes of planning applications considered by the Committee was received and noted.

LAND DRAINAGE BYELAWS CONSULTATION (Agenda Item 9)

WBC's response to the Town Council's comments on the proposed byelaws was received and considered. The Chairman stated that, if adopted, the byelaws could still be challenged in court if considered to be unreasonable.

ROAD CLOSURE ORDER (Agenda Item 10)

The road closure order for the stopping up of Elms Road was received and considered. The Committee did not object but would like to see a phasing plan to ensure that residents of Ellison Way are not inconvenienced.

ACTION: P&T OFFICER

COMMITTEE'S BUDGET (Agenda Item 11)

The budget report to 30th June 2016 was received and considered. The insurance payment for the damaged bus shelter has been received. The public toilet is to be advertised for sale in Clerks & Councils magazine. It was agreed that if no buyer is found the toilet should be offered to anyone who can take it away at no cost to the Council.

ACTION: P&T OFFICER

PLANNING APPLICATIONS (Agenda Item 12)

The following applications were received and considered and it was

**RESOLVED
29407**

that the Committee would make comment as shown.

ACTION: P&T OFFICER

161198 Timpsa, Doles Lane
Full planning permission for the proposed erection of a two storey detached dwelling; construction of a detached garage with inhabitable loft space, a Juliet balcony and solar panels in the roof plus conversion of existing mobile home to a shed.

Objection on the following grounds:

1. The proposed siting of a new dwelling in the countryside is inappropriate and conflicts with the requirements of the NPPF and policy CP11 of the adopted Core Strategy.
2. The scale, bulk and mass of the proposed garage are excessive for the proposed use of the site and therefore does not comply with policy CP3 of the adopted Core Strategy.
3. The proposed development is not within walking distance of local facilities, amenities and schools and is not well served by public transport. This is contrary



to the sustainable transport goals of the NPPF and policies CP1, CP3 and CP6 of the adopted Core Strategy.

161762 Land adjoining Pigott Court, Wiltshire Road
Full application for the proposed removal of existing 10m high replica telegraph pole, the installation of 1 17.5m high Phase 5 monopole and an 800 RFC cabinet, measuring 600 x 480 x 700mm, to be located beneath existing APM30H cabinet, and associated development.

It was agreed that the proposed mast is excessive in size and scale for its location and the following questions would be submitted to the planning officer:

- Could an adequate level of coverage be provided by a shorter mast?
- Could the mast be disguised, for example as a tree?

160765 Land at Matthewsgreen Farm
Resubmission of 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.

It was agreed that Cllr Morgan would study the new proposals and submit a draft response to the Committee.

ACTION: CLLR MORGAN

161839 Bell Farm, Bell Foundry Lane
OUTLINE APPLICATION: A section of the Northern Distributor Road (NDR) and associated infrastructure, including a cycle and footway. (All Matters Reserved)

FULL APPLICATION: The erection of 128 dwellings and associated areas of Suitable Alternative Natural Green Space (SANG), open spaces and drainage/attenuation. Two accesses from Bell Foundry Lane and a temporary cycle and footway. Demolition of existing farm buildings and one dwelling.

Concerns were expressed about flooding, noise and smell from the sewage works and rear gardens backing on to the distributor road. It was agreed that Cllr George would study the new proposals and submit a draft response to the Committee.

ACTION: CLLR GEORGE

URGENT BUSINESS (Agenda Item 13)

It was agreed that Cllr Shepherd-DuBey would present the Town Council's objections to 153382 (Emmbrook Sports Pavilion) at the Planning Committee.

CHAIRMAN

