

# 6<sup>TH</sup> September 2016

Minutes of the proceedings of the **PLANNING & TRANSPORTATION COMMITTEE** meeting held on this day in the **Main Hall, TOWN HALL, WOKINGHAM** from 7.37pm to 8.53pm.

## **PRESENT**

Chairman: Cllr D G Lee  
Councillors: Cllrs N Campbell-White, Mrs A N Drake, C George, C Moore, 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 Mrs G Hewetson (the Mayor), K G Morgan, M L Richards and A N Waters.

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

There were no declarations of interest.

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

1. Mr & Mrs Harroway asked if the Town Council would explain their reasons for objecting to planning application 152162 in terms of its impact on the character of the area. The Chairman stated that the issue was the height of the building which was effectively four storeys, and advised the applicants to reduce the height by removing one storey or the undercroft.

2. Mr Tony Springall asked if the Town Council would support the application from the Berkshire South East branch of The Campaign for Real Ale (CAMRA) for Asset of Community Value status to be granted on a number of Wokingham town centre pubs. The Chairman agreed in principle and stated that the Committee would consider each application on its merits.

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

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

**RESOLVED  
29428**

that the Minutes of the Planning & Transportation Committee meeting held on 12<sup>th</sup> July 2016 (pages 15198 to 15201) 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 31<sup>st</sup> August 2016 was received and considered.

### **a) Flood risk from multiple adjacent developments**

Concern about the potential impact is still to be discussed with Wokingham Borough Council.

**ACTION: CLLR MORGAN AND P&T OFFICER**

### **b) Rose Street Public Toilet**

The advertisement in Clerks and Councils magazine has elicited a response from a local parish council. This will be followed up.

**ACTION: P&T OFFICER**



**c) Draft response to planning application 161839**

Considered under Agenda Item 10.

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

There were no issues for discussion.

**LOCAL PLAN UPDATE (Agenda Item 7)**

Wokingham Borough Council's consultation on Issues and Options for the Local Plan Update (LPU) was received and considered. It was agreed that the consultation questions will be circulated to Members, who will submit their responses to the P&T Officer for collation. Cllr Mark Ashwell will give a presentation on the LPU to the Committee on 11<sup>th</sup> October 2016.

**ACTION: P&T OFFICER**

**SUSTAINABLE DRAINAGE SYSTEMS (Agenda Item 8)**

Wokingham Borough Council's consultation on Sustainable Drainage Systems was received and considered and it was agreed that Cllr George would provide a draft response.

**ACTION: CLLR GEORGE**

**COMMITTEE'S BUDGET (Agenda Item 9)**

The budget report to 31<sup>st</sup> July 2016 was received and noted.

**PLANNING APPLICATIONS (Agenda Item 10)**

The following applications were received and considered and it was

**RESOLVED  
29429**

that the Committee would make comment as shown.

**ACTION: P&T OFFICER**

**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.**

The Committee raised concerns about the following issues:

- Noise and smell from sewage works
- Height of the three storey apartment block
- Back gardens facing the NDR
- Noise from the NDR
- Reliance on inaccurate EA flood maps
- Cumulative impact of all developments in the SDL on flooding

It was agreed that Cllr George would provide a draft response and speak on behalf of the Town Council at the Planning Committee.

**ACTION: CLLR GEORGE**

**162140 Land at Matthewsgreen Farm**



Reserved Matters application pursuant to Outline planning consent O/2014/2242 for Phase 2b of the development involving the erection of 73 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.

**162141 Land At Matthewsgreen Farm**  
**PHASE 2B Application for submission of details to comply with the following conditions of planning consent O/2014/2242 (02/04/2015) 3. Sub-Phasing 6. Levels 12. Design Statement 16. Tree Protection Plan 18. Earth Mounding And Contouring 27. Cycle Parking 28. Car and Motorcycle Parking 32. Vehicle Turning 38. Surface And Water Drainage 46. Water Butt/Composting 47. Water Consumption 48. Refuse/Recycling 50. Archaeology**

It was agreed that Cllr Morgan would provide a draft response to these applications.

**ACTION: CLLR MORGAN**

**162212 Land at Kentwood Farm, Warren House Road**  
**Full application for the proposed development of 6no two bedroom flats, 3no two bedroom houses and 1no three bedroom house, plus associated access, car parking and landscaping.**

**162213 Land at Kentwood Farm, Warren House Road**  
**O/2011/0699 Reserved Matters application pursuant to outline planning consent (O/2011/0699 / VAR/2014/1846) for the development comprising 6no residential dwellings, access, garages, parking, internal roads, pathways, and associated landscaping and a section of the on-site Northern Distributor Road.**

It was agreed that Cllr Moore would provide a draft response to these applications.

**ACTION: CLLR MOORE**

**URGENT BUSINESS (Agenda Item 11)**

The P&T Officer stated that the Borough Council were consulting on the draft CIL Regulation 123 List Clarification and details would be circulated to Members for consideration.

**ACTION: P&T OFFICER**

**CHAIRMAN**

