

# 15<sup>TH</sup> November 2016

Minutes of the proceedings of the **PLANNING & TRANSPORTATION COMMITTEE** meeting held on this day in the **Council Chamber, TOWN HALL, WOKINGHAM** from 7.31pm to 8.58pm.

## **PRESENT**

Chairman: Cllr D G Lee

Councillors: Cllrs N Campbell-White, Mrs A N Drake, C George, C Moore , K G Morgan, M L Richards, I L Shepherd-Dubey and A N Waters.

## **IN ATTENDANCE**

Planning & Transportation Officer – Mike Dunstan

Cllr Waters took the chair and opened the meeting.

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

Apologies for absence were received and accepted from Cllr Mrs G Hewetson (the Mayor).

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

There were no declarations of interest.

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

No questions were received.

Cllr Waters stated that the Committee would consider Agenda Item 8 next.

Cllr Richards joined the meeting.

## **COMMUNITY ASSET TRANSFER (Agenda Item 8)**

An application by Waverley School to take over the lease on the adjoining public open space for use as playing fields was received and considered.

Cllr Lee joined the meeting.

The Committee welcomed the proposal for maintenance and improvement of the facilities. It was proposed by Cllr Campbell-White and seconded by Cllr Morgan and it was

**RESOLVED  
29461**

that the Committee would support the proposal on the understanding that the facilities remain available for public use.

Cllr Lee took the chair.

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

It was proposed by Cllr Lee and seconded by Cllr Campbell-White and it was

**RESOLVED  
29462**

that the Minutes of the Planning & Transportation Committee meeting held on 11<sup>th</sup> October 2016 (pages 15242 to 15243) 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 9<sup>th</sup> November 2016 was received and considered.

**a) Rose Street Public Toilet**

The toilet is due to be removed on 6<sup>th</sup> December 2016.

**b) Flood risk from multiple adjacent developments**

This matter is to be raised at the next liaison meeting with Borough Council Members and Officers.

**ACTION: P&T OFFICER**

**LESSONS LEARNED FROM MAJOR DEVELOPMENTS (Agenda Item 6)**

The P&T Officer's report on the outcomes of major planning applications was received and considered. A record of the Town Council's objections is to be kept against each application, and a list of planning issues raised by Members will be compiled for discussion with the Borough Council.

**ACTION: P&T OFFICER**

**TOWN CENTRE REGENERATION (Agenda Item 7)**

Members expressed concern about pedestrian safety when the pavement on Peach Street is closed for demolition, as the pavement opposite is very narrow at one point.

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

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

**PLANNING APPLICATIONS (Agenda Item 10)**

The following applications were received and considered and it was

**RESOLVED  
29463**

that the Committee would make comment as shown.

**ACTION: P&T OFFICER**

**162716            3 Rectory Road**

**Listed building consent for proposed change the use of the building from office to residential to form 2 x 2-bed flats with internal alterations; two storey side extension to the existing building plus insertion of a door through front boundary wall to provide access.**

Objection on the grounds that the proposed development does not respect the setting of the listed building. The site is better suited to a single property with a small garden.

**162948            Bell Farm, Bell Foundry Lane**

**Application for advertisement consent for 16 illuminated freestanding signs, 22 flagpoles, 1.5km of hoarding with advertisement and illuminated in parts at the land at Bell Farm.**

Objection on the grounds that the excessive scale and number of proposed flagpoles is inappropriate to the character and appearance of the area and may distract drivers with a consequent adverse impact on highway safety. As such the proposal fails to comply with Policy TB19 (Outdoor advertising) of the adopted Managing Development Delivery DPD.

**163140            Crown House Toutley Industrial Estate**



**Prior approval submission for the conversion of existing offices (use class B1 (a)) to 22 x 1 bedroom flats (use class C3)**

While recognizing that the Town Council is not able to object to this application, they are concerned that some of the proposed flats do not meet the gross internal floor area for 1-bedroom dwellings specified in the *Technical housing standards – nationally described space standard*.

**URGENT BUSINESS (Agenda Item 11)**

Wokingham Borough Council is inviting comments on the sites put forward under the Local Plan Update. Details will be circulated to the Committee and an extension to the deadline requested so the responses can be agreed at the next P&T Committee meeting.

**ACTION: P&T OFFICER**

**CHAIRMAN**

