

20TH December 2016

Minutes of the proceedings of the **PLANNING & TRANSPORTATION COMMITTEE** meeting held on this day in the **Council Chamber, TOWN HALL, WOKINGHAM** from 7.37pm to 9.03pm.

PRESENT

Chairman: Cllr D G Lee
Councillors: Cllrs 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

APOLOGIES FOR ABSENCE (Agenda Item 1)

Apologies for absence were received and accepted from Cllrs N Campbell-White and Mrs G Hewetson (the Mayor).

MEMBERS' INTERESTS (Agenda Item 2)

There were no declarations of interest.

The Chairman stated that he would take Agenda Items 4 and 5 next.

PLANNING & TRANSPORTATION COMMITTEE MINUTES (Agenda Item 4)

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

**RESOLVED
29481**

that the Minutes of the Planning & Transportation Committee meeting held on 15th November 2016 (pages 15263 to 15265) 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 13th December 2016 was received and considered.

a) Rose Street Public Toilet

The toilet was removed on 6th 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: THE CHAIRMAN

c) Planning concerns

A summary of the concerns raised by Members at the previous meeting was received and considered. After discussing problems experienced by residents of Outfield Crescent, where the parking spaces are too small and the roads are too narrow for refuse vehicles, it was agreed that these would be added to the list.

ACTION: P&T OFFICER

The Chairman stated that he would take Agenda Item 3 next.



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

In response to a question from Mr K. Neuhofer regarding the Local Plan Update, the Chairman stated that the Committee should consider this together with Agenda Item 6 (Local Plan Update) and Item 9 (Future Development in Wokingham).

The Committee noted that, with development of the existing Strategic Development Locations (SDLs) barely started, the local road network was already over capacity and that the majority of the additional housing sites submitted for the Local Plan Update (LPU) are therefore unsustainable. In particular, traffic from those sites north of the town boundary would not be permitted to access the A329(M) and would be forced to travel through the town, making the situation even worse.

It was agreed that the decision taken by the Committee in December 2015 would stand: that the Town Council only supports development in SDLs in sustainable locations especially in terms of highway infrastructure such as the WBC Grazeley submission, or small infill sites.

The Chairman encouraged Members to study the individual LPU sites and submit their comments to the P&T Officer.

ACTION: COMMITTEE MEMBERS

LOCAL PLAN UPDATE (Agenda Item 6)

Considered under Agenda Item 3 above.

LOCAL TRANSPORT PLAN CONSULTATION (Agenda Item 7)

A consultation by Wokingham Borough Council for the development of the next Local Transport Plan was received and considered and the following additional categories were identified:

- New road widths should be to a practical (not minimum) standard
- Parking standards should be reviewed
- Cycle routes should be continuous
- An all-day "round robin" minibus service should be introduced to existing and any new SDLs. The service should be funded by CIL contributions and not treated as commercial routes. These buses would serve Wokingham town centre and the railway station thus relieving traffic congestion
- School buses should be provided for all pupils to reduce car journeys

ACTION: P&T OFFICER

TOWN CENTRE REGENERATION (Agenda Item 8)

No matters were raised.

FUTURE DEVELOPMENT IN WOKINGHAM (Agenda Item 9)

Considered under Agenda Item 3 above.

COMMITTEE'S BUDGET (Agenda Item 10)

The budget report to 30th November 2016 was received and noted.



PLANNING APPLICATIONS (Agenda Item 11)

The following applications were received and considered and it was

**RESOLVED
29482**

that the Committee would make comment as shown.

ACTION: P&T OFFICER

163058 Hewden Plant Hire, Old Forest Road
Full application for proposed erection of 45 dwellings (8 x 1 bedroom apartments, 12 x 2 bedroom apartments, 17 x 3 bedroom houses and 8 x 4 bedroom houses) together with associated access improvements, parking and refuse storage following the demolition of existing buildings.

Objection on the following grounds:

- Overdevelopment of the site
- The parking allocation should not include tandem parking in back gardens
- Insufficient parking allocation because there is no potential for parking on the estate road or Old Forest Road. While the application may meet the guideline parking standards these are minimum and not maximum. On-street parking will undoubtedly occur leaving little or no room for emergency vehicles.
- Parking spaces and road width are too narrow to allow cars to manoeuvre in or out when adjacent spaces are occupied. This is especially true for the bays provided at the bottom of the site where it is suggested cars could not safely enter and exit these bays. It is also noted that the depth of parking bays would appear to be below standard at 4.75m which may cause vehicles to protrude into the shared surface
- Most of the gardens fail to meet the minimum length specified in the Borough Design Guide
- Small gardens will lead to pressure from future residents to remove the TPO trees

163151 2 Crescent Road
Conservation area consent for the proposed sub-division of site and erection of a new 4-bed detached dwelling following demolition of existing garage.

Objection on the following grounds:

- Overdevelopment of the site
- Erosion of the gap between properties leading to a detrimental impact on the streetscene and Murdoch Road Conservation Area

163186 10-12 Denmark Street
Advertisement application for the proposed erection of 2no non-illuminated fascia signs to front and rear of offices.

No objection.



163264 Montague Park

Reserved matters pursuant to outline planning permission O/2010/1712 as varied by VAR/2015/0342 for a development of up to 650 dwellings and associated infrastructure. The reserve matters comprise details of the neighbourhood centre incorporating retail and community use on ground floor, public parking, a public square, neighbourhood equipped area for play (NEAP) and 114 dwellings with associated internal access roads and footways, parking and landscaping. Details of appearance, landscaping, layout and scale to be determined.

The following questions will be raised with the Borough planning officer:

- Does the number of apartments specified comply with the original application?
- Will the overall site requirement for housing mix be met?
- At what point in the site development will the railway overbridge be built?

ACTION: P&T OFFICER

Cllr Waters will study the application and produce a draft response.

ACTION: CLLR WATERS

163444 52 Reading Road

Full application for the proposed erection of supported affordable housing consisting of 7 bedsitting rooms, 2 single person flats and supporting ancillary accommodation, car parking, motor cycle parking, covered cycle storage and garden, following demolition of existing building.

No objection, but concerns about shadowing by the mass of the proposed new dwelling on the neighbouring property. This could be alleviated by moving the boundary fence towards Station Approach which would allow the building to be moved to the left to increase the gap between properties. This would also ensure better security for the development as currently there is an insecure strip of land running between the site boundary and the Station Approach fencing.

(Cllrs Lee and Richards abstained from the vote).

URGENT BUSINESS (Agenda Item 12)

No matters were raised.

CHAIRMAN

