

7TH February 2017

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 9.25pm.

PRESENT

Chairman: Cllr D G Lee
Councillors: Cllrs Mrs A N Drake, C George, 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, Mrs G Hewetson (the Mayor) and C Moore.

MEMBERS' INTERESTS (Agenda Item 2)

Cllr Richards stated that he would not vote on planning matters.

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

None received.

PLANNING & TRANSPORTATION COMMITTEE MINUTES (Agenda Item 4)

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

**RESOLVED
29502**

that the Minutes of the Planning & Transportation Committee meeting held on 20th December 2016 (pages 15284 to 15287) 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 1st February 2017 was received and considered.

Flood risk from multiple adjacent developments

This matter is to be included in the Town Council's list of planning concerns and the list will be sent to the Borough Council prior to the next planning liaison meeting.

ACTION: P&T OFFICER

TOWN CENTRE REGENERATION (Agenda Item 6)

No issues were raised.

STREET NAMING (Agenda Item 7)

A request to nominate street names for the new development at Keephatch Beech was received and considered. The Committee stated that the Wokingham Society's nominations had been well researched and agreed to support them.

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

**RESOLVED
29503**

to recommend that the Town Council will pay for additional plaques bearing historical information to be attached to the street name signs.



TRAFFIC ORDER (Agenda Item 8)

The draft Traffic Order for the Carnival Pool car park was received and considered. The Committee agreed that charges must be levied but requested that they be reviewed when the alternative scheme in Woodley has been evaluated. As a measure to increase footfall in the town, the Town Council would like to see the daytime charges for 1 to 6 hour parking increased by 20p and free parking introduced between Saturday lunchtime and Monday morning, and Bank Holidays.

The stated vehicle weight limit of 3000cwt should probably read 3 tonnes, and this should be increased to 3.5 tonnes to allow larger cars to access the car park.

ACTION: P&T OFFICER

GYPSY AND TRAVELLER ACCOMMODATION ASSESSMENT (Agenda Item 9)

A consultation by Wokingham Borough Council on the Gypsy and Traveller Accommodation Assessment was received and considered and Members were requested to send their comments to the P&T Officer for collation and submission.

ACTION: COMMITTEE MEMBERS AND P&T OFFICER

COMMITTEE'S BUDGET (Agenda Item 10)

The budget report to 31st January 2017 was received and noted. There has been no change since last month but there will shortly be a charge to re-glaze the bus shelter in Wellington Road with perforated steel sheets to counter graffiti.

PLANNING APPLICATIONS (Agenda Item 11)

The following applications were received and considered and it was

**RESOLVED
29504**

that the Committee would make comment as shown.

ACTION: P&T OFFICER

163264 Montague Park Phase 6, London Road
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.

While recognizing that the overall housing density of the site was agreed at the outline planning stage, the Committee has very serious concerns that this phase represents an overdevelopment of the area not properly described when the initial planning consent was granted. We also have concerns relating to the long term sustainability of this area and the poor design quality, particularly in block C. It is well known that such high density accommodation leads to antisocial behaviour. The committee is conscious that all of the additional traffic generated by the construction of this phase 6 will be forced on to the London which is already at peak time capacity until such time as the Southern Distributor Road is delivered, requiring the construction of a rail bridge by Network rail. Also:

- Tandem parking spaces are unacceptable unless both are allocated to the one property



- Does the swept path analysis for large vehicles using the streets between Blocks A and B meet the requirements without rear axle steering?
- The large expanse of parking to the east of the site is unsightly. Some of this could be relocated to the south and the spaces moved be replaced by soft landscaping
- The retail delivery and school parking strategy is highly questionable

170083 Kentwood Farm Phase 2, Warren House Road
Reserved Matters application pursuant to Outline Planning Consent O/2013/2295 for the erection of 225 dwellings, associated amenity space, landscaping, garages, parking and carports, allotments, internal roads, pathways, drainage and the construction of a new access from Warren House Road (access, appearance, landscaping, layout and scale to be considered); the construction of a section of the Northern Distributor Road (NDR) within the development site, including footways and associated highway works (accessed from approved access on Warren House Road).

The Committee felt that the height of the three storey apartment blocks should be reduced, possibly by adopting a Dutch Gable roof design. Also there appeared to be no parking provision for the SANG.

Cllr George will study the plans in detail and submit his draft comments to the Committee.

ACTION: CLLR GEORGE

170088 25 Broad Street
Application for advertisement consent for proposed erection of one set of open trough letters to fascia and one non-illuminated projection sign and one internally illuminated takeaway and garden sign.

No objection.

163387 70A Waterloo Road
Full application for the proposed erection of 7 dwellings following demolition of existing dwelling.

The Committee was concerned that the loss of the island in the lake would have a serious impact on local wildlife and requested that the Conservation Officer's views be sought before the application is determined.

170155 11 Market Place
Application for advertisement consent for the proposed erection of one non- illuminated fascia sign and one projecting sign.

Objection on the grounds that the prominent size and bold colouring of the proposed fascia sign fail to conserve or enhance the character of the building and Conservation Area, contrary to policy TB24 of the adopted MDD. It should be noted that Vodafone stores in other sensitive locations (e.g. Stall Street in Bath) have implemented a more muted colour scheme.

170159 11 Market Place
Application for advertisement consent for the installation of digital display flank in shop window (retrospective).



Objection on the grounds that the bold colouring of the proposed digital display sign fails to conserve or enhance the character of the building and Conservation Area, contrary to policy TB24 of the adopted MDD.

163519 47 Simons Lane
Full planning application for the proposed erection of a new 4-bedroom dwelling following demolition of existing bungalow.

Objection on the following grounds:

- Due to excessive scale, mass and overlooking, the proposed development will harm the residential amenities of neighbouring properties contrary to the Borough Design Guide and policy CP3 of the adopted Core Strategy
- The poor quality of design of the proposed dwelling and location of the proposed garage in the small front garden forward of the building line will harm the character of the street scene and character of the area contrary to the NPPF and policy CP3 of the adopted Core Strategy

163058 Hewden Plant Hire, Old Forest Road
Full application for proposed erection of 43 dwellings (7 x 1 bedroom apartments, 11 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.

The Committee agreed that the revised plans did not address their objections to the original proposal, which were:

- Overdevelopment of the site contrary to policy CP3 of the adopted Core Strategy
- 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. On-street parking will 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.
- 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

170141 25 Victoria Gardens
Householder application for proposed conversion of existing garage to habitable accommodation.

Objection on the grounds that adding a bedroom and removing the garage will result in inadequate parking provision contrary to policy CC07 of the adopted MDD.

URGENT BUSINESS (Agenda Item 12)

No matters were raised.

CHAIRMAN

