

18TH April 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 9.00pm.

PRESENT

Chairman: Cllr D G Lee

Councillors: Cllrs N Campbell-White, Mrs A N Drake, C George, C Moore, 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 Mrs G S Hewetson (The Mayor) and K G Morgan.

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)

Questions were received from residents of Lowther Road concerning planning applications 170794 and 170282. The Chairman stated that these would be addressed when these applications were considered.

PLANNING & TRANSPORTATION COMMITTEE MINUTES (Agenda Item 4)

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

**RESOLVED
29529**

that the Minutes of the Planning & Transportation Committee meeting held on 14th March 2017 (pages 15326 to 15329) be received as a true and correct record and that they be confirmed and signed by the Chairman.

The Chairman stated that the Committee would consider the Lowther Road planning applications next.

Cllr Moore Joined the meeting.

170794 Land to the rear of 39 & 41 Lowther Road Full application for the proposed erection of two detached 4-bedroom two storey dwellings and new access driveway.

After listening to representations from interested parties and considering the application the Committee agreed to object on the following grounds:

- The scale and mass of the proposed dwellings would have a detrimental impact on the amenities of the occupants of neighbouring properties and their quality of life, contrary to policy CP3 of the adopted Core Strategy
- The ridge height of the proposed dwellings is excessive in relation to the adjoining properties



- The proposed dwellings do not reflect the character of the area and therefore represent inappropriate backland development which does not comply with the adopted Borough Design Guide.

ACTION: P&T OFFICER

170282 33 Lowther Road
Householder application for the retention of render on dormer of loft conversion and to the rear extension. (Retrospective)

After listening to representations from interested parties and considering the proposal the Committee agreed to support the application on condition that the rear of the property is rendered to match the existing dormer.

ACTION: P&T OFFICER

MONITORING REPORT (Agenda Item 5)

The Monitoring Report dated 12th April 2017 was received.

a) Construction of a road hump in Holt Lane

The Borough Council's response to the Town Council's comments was received and noted.

b) Vehicular access to application site at 41 London Road (170341)

The Borough Council has advised that, as the site owners do not have a permanent right of way across the car park, this application is invalid.

TOWN CENTRE REGENERATION (Agenda Item 6)

The Committee is pleased with the progress made in demolishing the row of shops in Peach Street.

IEMD REPORT ON THE CARNIVAL CAR PARK (Agenda Item 7)

The report on the proposed Traffic regulation Order for the Carnival Car Park was received and considered and the Committee agreed to make no further comment.

ACTION: P&T OFFICER

MAPPED PARKING RESTRICTIONS (Agenda Item 8)

The proposal to replace paper-based TROs with an online resource was received and considered and the Committee agreed to support it.

ACTION: P&T OFFICER

COMMITTEE'S BUDGET (Agenda Item 9)

The budget report to 28th February 2017 was received and considered. Expenditure for the financial year was £5,401 against a revised budget of £12,150.

PLANNING APPLICATIONS (Agenda Item 10)

The following applications were received and considered and it was

RESOLVED
29530

that the Committee would make comment as shown.

ACTION: P&T OFFICER



170854 Ilex Unit, Mulberry Business Park
Full application for proposed raising of roof height to create a new second floor extension for the erection of 22 self-contained residential apartments including upgraded cycle storage and refuse facilities.

170852 Rosa, Mulberry Business Park
Full application for proposed raising of roof height to create a new second floor extension for the erection of 14 self-contained residential apartments including upgraded cycle storage and refuse facilities.

In respect of both the above proposals, the Committee made no objection but raised two concerns:

- The Affordable Housing Viability Reports should be examined by an independent surveyor
- The Town Council does not believe that the Housing Needs Assessment demonstrates any demand for studio flats in Wokingham

170926 3 Rectory Road
Listed building consent for the proposed change of use of the building from office to residential to form one 3-bed dwelling.

The Committee made no objection to the proposed change of use but is concerned that the lack of off street parking provision will encourage future occupiers to seek to create an opening in the listed boundary wall for vehicular access.

170942 52 Carey Road
Full application for the proposed erection of one detached dwelling adjacent to 52 Carey Road

The Committee objected to the proposal on the following grounds:

- Overdevelopment of residential amenity space
- The design of the proposed dwelling does not enhance the character of the area (Local Plan policies CP1 and TB06)

COMMITTEE INFORMATION (Agenda Item 11)

No matters were raised.

CHAIRMAN

