

## 12<sup>th</sup> March 2019

Minutes of the proceedings of the **PLANNING & TRANSPORTATION COMMITTEE** meeting held on this day in the **Council Chambers, Town Hall, Wokingham** from 19:30 to 21:18.

### **PRESENT**

Chairman: Cllr K Morgan

Councillors: Cllr I Shepherd-Dubey, Cllr A Drake, Cllr M Richards, Cllr C George, Cllr N Campbell-White and Cllr T Lack.

### **IN ATTENDANCE**

Technical Officer – Miles Thorne

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

Apologies for absence were received and accepted from Cllr A Waters and Cllr M Ashwell.

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

Cllr M Richards made it known that he would not be voting on Planning matters.  
Cllr N Campbell-White made it known that he would not be voting on Planning Application 19370

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

None received.

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

The last meeting's minutes and their updates were discussed.

Following the response, by WBC re the Market Place, to the issue of parking on pavements that this was a police matter, Cllr K Morgan will write a letter outlining the issue and asking for confirmation that this is a police matter &, if so, in what circumstances they will take action.

Following the response, from WBC, regarding the loading bays hours of operation having to stay no parking until 7pm Cllr George wanted it recorded that he was not happy with this as the bays were not used for loading after 5pm except by Co-operative Stores and that the response was "piffle".

### **RESOLVED 29885**

It was proposed by the Chairman and seconded by Cllr A Drake and it was that the Minutes of the Planning & Transportation Committee meeting held on 5<sup>th</sup> February 2018 (pages 15752 to 15756) 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 30<sup>th</sup> January 2019 was received and considered.

#### **Bell Foundry Lane**

Surface water issue.

It was agreed that this can now be removed from the Monitoring Report.

#### **Taxi Rank in Broad Street**

Change of use of Taxi Rank at 22 Broad Street for public parking limited waiting.

It was agreed that this can now be removed from the Monitoring Report

**ACTION: P&T OFFICER**

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

Cllr N Campbell-White raised concerns regarding whether the paving on Market Square has been sealed correctly for easy cleaning. Cllr Morgan will ask this question of the Executive Committee. The WBC cleaning contractors who recently cleaned the area were convinced the area had not been sealed because they clean sealed & unsealed surfaces and can differentiate between the two.

**ACTION: Cllr K Morgan**

### **HIGHWAYS MANAGEMENT IN TOWN CENTRE (Agenda Item 7)**

No Comments

### **COMMUNITY BUS STOP (Agenda Item 8)**

Cllr I Shepherd-Dubey presented the issue of Community bus not having a place to stop in Town Centre. The Committee have suggested that the Taxi Rank at Broad Street 22 – 24 could make an ideal place for the dropping off point. This will be passed to WBC with her letters for a decision.

**ACTION: P&T OFFICER**



### **UBER TAXI SERVICE (Agenda Item 9)**

As Cllr A Waters was not present this item has been adjourned until the next meeting.

**ACTION: Cllr A Waters**

### **PROPOSED DENMARK STREET CAR PARK DEVELOPMENT (Agenda Item 10)**

The proposed development was discussed. As it is not at stage of Planning Application it was agreed to put this on the Monitoring Report.

**ACTION: P&T OFFICER**

### **COMMITTEE'S BUDGET (Agenda Item 11)**

A report on the Committee's budget as of 28th February 2019 was received and noted.

### **PLANNING APPLICATIONS (Agenda Item 12)**

The following applications were received and considered and it was that the Committee would make comment as shown.

**RESOLVED  
29886**

#### **190270 Charles House Toutley Road**

Full application for the proposed formation of 4 one bedroom flats within roof extension.

No Comments

#### **190157 Kentwood Farm, Wokingham Phase 2 Warren House Road**

Advertisement application for the proposed erection of 8no non- illuminated hoarding signs, 3no non-illuminated signs, 1no externally illuminated sign and 16no flags.

Objection raised regarding the Flag Poles due to excessive noise produced by them.

#### **190286 Land East of Finchampstead Road**

Outline application for the proposed development of up to 216 dwellings (including 40% affordable housing), landscaping, public open space, playing field and equipped play areas, surface water flood mitigation and attenuation, vehicular access from Finchampstead Road, pedestrian access from Luckley Road and associated ancillary works. (Access to be considered.)

Objections as follows:

CP1 – Sustainable development

- 1) Maintain or enhance the high quality of the environment



- 8) Avoid areas where pollution (including noise) may impact upon the amenity of future occupiers

CP3 – General principles for development

- 2) C - Have no detrimental impact upon important ecological, heritage, landscape (including river valleys) or geological features or water courses

8 H – Contribute towards the provision of an appropriate sustainable network of Community facilities

CP6 – Managing travel demand

CP11 – Proposals outside the settlement boundary and designated as countryside. There are sufficient houses within permissions granted throughout WBC to satisfy our " 5 year land supply" target. Infrastructure here will not support development of a further 216 houses. All school journeys and doctors' visits and any shopping will require a car journey. The Finchamstead road will not support extra cars at peak times.

**190370 Land adjacent to Wellington Road**

Full planning application for the proposed mixed use development of three storey building comprising 18 self-contained flats, commercial unit and on-site car parking.

Objections as follows:

CP1- enhance high quality of environment.

CP3 – 1a - Scale and Massing.

CP3 - 6f - Contribute to a sense of place  
CP1- enhance high quality of environment.

CP6 - D - Provide appropriate Vehicular parking.

CP6 - F - Enhance road safety.

CP6 - G - Do not cause highway problems or lead to traffic related environmental problems.

This is a prestige gateway development and is not in keeping with area and a Market Place Town, it has appearance of large office block with a vast expanse of flat roof when entering the Town from the station.

There are road safety implications when construction begins in area developer's construction traffic on the one way system.

**190448 26-28 Market Place**

Application for advertisement consent for 1no non-illuminated hanging sign and 3no non-illuminated vinyl signs.

Objection to the red Post Office sign and blue WH Smiths sign in window as not appropriate in conservation area.

**190467 8 Peach place**



Advertisement consent for the proposed installation of 2off internal illuminated fascia signs and Installation of 1off external, non- illuminated hanging sign

No comments

**183418 316 London Road**

Outline application for the proposed demolition of existing detached dwelling and erection of a 3no 3 bedroom two storey dwelling with associated access and parking. (Access, Layout and Scale to be considered)

Objection on CP3 scale and massing  
Not in keeping and character of area  
Overdevelopment of site

There were comments from councilors that this was the worst application they have reviewed this year.

**190234 Cantley House Hotel**

Full planning application for the proposed erection of extension to and replacement outbuilding to the existing hotel to provide an additional 14 bedrooms following demolition of existing outbuilding and associated works.

There was unanimous support from the Committee for this application. Committee could not understand why refused on first application.

**ACTION: P&T OFFICER**

**INFORMATION ITEMS (Agenda Item 13)**

Cllr A Drake raised the issue of cyclists using pavement in Rose street.  
As Cllr K Morgan is writing to police regarding the cars parking on pavements he will include this issue in his letter to ask whether riding on pavements particularly here, but elsewhere is legal

Cllr M Richards raised the issue of the narrow road at Wiltshire Road junction into one way system into Peach street and London Road which is causing issues for drivers.

**ACTION: P&T OFFICER**

