



# Wokingham Town Council

Town Hall, Market Place, Wokingham, Berkshire RG40 1AS  
Tel: 0118 978 3185 [www.wokingham-tc.gov.uk](http://www.wokingham-tc.gov.uk)  
Town Clerk: Mrs J. Nowecki

**This Council Meeting is open to the Public and Press  
Please notify the Officer or Chairman if you wish to record the meeting**

03<sup>rd</sup> July 2019

Dear Councillor

You are hereby summoned to attend the meeting of the **Planning & Transportation Committee** to be held in the **Council Chambers, Town Hall, Wokingham** at **7.30pm** on **Tuesday 09<sup>th</sup> July 2019** for the purpose of considering and resolving upon the subjects and matters set out in the Agenda below.

Yours sincerely

**J Nowecki**  
Town Clerk

**Contact Officer** Miles Thorne, Technical Officer  
Direct line: 0118 974 0885 Email: [planning@wokingham-tc.gov.uk](mailto:planning@wokingham-tc.gov.uk)

## AGENDA

### 1 APOLOGIES FOR ABSENCE

### 2 MEMBERS' INTERESTS

To receive any declaration of interests from Members on the business about to be transacted.

### 3 QUESTIONS FROM MEMBERS OF THE COUNCIL OR PUBLIC

The Chairman to answer questions raised by members of the Council or public.

*This is an opportunity for the people of Wokingham to ask questions of, and make comments to, the Town Council. Members of the public are requested to restrict their questions and comments to three minutes. Questions which are not answered at this meeting will be answered in writing to the person asking the question. To ensure an informed response, please send your questions to the Town Clerk at least three working days prior to the meeting.*

**4 MINUTES OF PREVIOUS MEETINGS**

To receive and confirm the Minutes of the proceedings at the meeting of this Committee held on 4<sup>th</sup> June 2019 (pages 15838 to 15842, copy attached) as a true and correct record.

**5 MONITORING REPORT**

To receive and consider the Monitoring Report dated 03<sup>rd</sup> July 2019 (copy attached).

**6 PEDESTRIAN CROSSING INSTALLATION AT WILTSHIRE AND RECTORY ROAD (WAITROSE)**

Cllr Fox to present on a proposal for a new crossing.

**7 SAFETY IN NORREYS ESTATE AREA REGARDING SPEEDING TRAFFIC**

Cllr Fox to present a proposal for safety measures to restrict speeding vehicles through estate.

**8 COMMITTEE'S BUDGET**

To receive and consider a report on the Committee's budget as of 31st May 2019 (copy attached).

**9 PLANNING APPLICATIONS**

To receive and consider current planning applications. Details of the applications are on the Town Council's web site and will be presented at the meeting.

**10 INFORMATION ITEMS**

To receive items for information or to be referred to a future meeting.

**Planning & Transportation Committee:** Cllrs Peter Dennis, Nick Fox, Matteo Fumagalli, Daniel Hinton, Tony Lack, Adrian Mather, Keith Malvern, Abby Tebboth and Imogen Shepherd-Dubey(Chairman).

**Copy to:** Ms Sally Gurney

*In order to comply with the Data Protection Act 1998, all persons attending this meeting are hereby notified that this meeting will be recorded. The purpose of recording proceedings is that it acts as an aide-memoir in assisting the clerk of the meeting in the compilation of minutes. The recordings are held in a secure location and deleted once it has been resolved that the minutes are a true and correct record.*

*In accordance with The Openness of Local Government Bodies regulations 2014, persons attending this meeting may make their own recordings of the proceedings subject to the Council's Policy on Filming, Recording & Reporting on Council and Committee Meetings (copy available on request).*

## 4<sup>th</sup> June 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 22:00.

### PRESENT

Chairman: **Cllr I Shepherd-Dubey**

Councillors: Cllr P Dennis, Cllr N Fox, Cllr M Fumagalli, Cllr D Hinton, Cllr A Mather, Cllr K Malvern, Cllr A Tebboth and Cllr T Lack.

### IN ATTENDANCE

Technical Officer (P&T Officer) – Miles Thorne

Cllr Lynn Forbes (Mayor). Left meeting at 9:30pm

Daniella Bertoloni – Student. Left meeting at 9:30pm

Elijah Williams – Student. Left meeting at 9pm

Two members of the public for Agenda Items 3 and 7. Left meeting at 8:20pm

### APOLOGIES FOR ABSENCE (Agenda Item 1)

There were no absences

### MEMBERS' INTERESTS (Agenda Item 2)

There were no Members' interests stated

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

Two members of the public, Jason Williams and Mike Sheldon, spoke regarding Planning Application 190673. This application was previously discussed at the last P&T Committee with the committee supporting the application with proviso that the opening times be reduced with floodlights turned off at 8:30pm. It was stated that not all the information was present and updated on the WBC Planning Portal at the time of the last P&T Committee. The Chairman stated that as this was previously Resolved by the P&T Committee the application could not be discussed again however as this would have bearing on Agenda Item 7 the Chairman suggested that Agenda Item 7 will be discussed next on the Agenda.

### WBC PLANNING MEETING REGARDING PLANNING APPLICATION 190673 – LUCKLEY SCHOOL PITCH (Agenda Item 7)

To discuss whether there is agreement from the Committee for Cllr Mather to present at WBC Planning meeting supporting the decision that was Resolved as **29912** at the last P&T Meeting (16<sup>th</sup> April 2019) with following decision: "The Committee would approve the application if activities were to cease on site at 8pm and the Floodlights be switched off by 8:30pm".

It was unanimously agreed by the P&T Committee that Cllr Mather could speak at the WBC Planning Meeting on Planning Application 190673 on behalf of Wokingham Town Council P&T Committee. This would be to supporting the previous decision of the Committee but stating that this decision may have been different if the new evidence was available at the time of the decision.

**ACTION: CLLR MATHER**



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

It was proposed by the Chairman and seconded by Cllr Lack and it was

**RESOLVED  
29947**

that the Minutes of the Planning & Transportation Committee meeting held on 16<sup>th</sup> April 2019 (pages 15796 to 15799) be received as a true and correct record and that they be confirmed and signed by the Chairman.

**INTRODUCTION TO PLANNING (Agenda Item 5)**

The P&T Officer presented an Introduction to Planning and the P&T Committee. It was agreed that Training on Planning process for the Committee was required and a high priority. There will be links for useful information and documentation on policies sent to P&T Committee members and investigation into training for Committee members.

**ACTION: P&T OFFICER**

**MONITORING REPORT (Agenda Item 6)**

The Monitoring Report dated 24<sup>th</sup> May 2019 was received and considered.

**Cancelled meeting to be re-arranged with Greenways Project for them to present to the P&T Committee on the phase 2 of traffic free multi user routes which will be involving the new major developments in North and South Wokingham.**

P&T Officer is in the process of organising a meeting with representatives from Greenways Project. It was hoped that this could be arranged for evening of next P&T Meeting, prior to meeting, however this was not possible so an alternative date is being investigated. The Committee members agreed that if they were available on date decided they would attend along with P&T Officer.

**Wokingham existing rights of way. Following on from the last P&T Meeting Cllr T Lack will follow up with WBC regarding:**

**The two footbridges over the Wokingham Railway Junction; Barkham Park to the Bowling Alley**

**The footpath through St Pauls Church into Mount Pleasant and St Pauls Gate**

Cllr Lack explained to new Committee members this issue. He has had a response from Andrew Fletcher at WBC. Both of these have been added to consultation for rights of way improvement plan (ROWIP).

**Car Parking on pavements in Wokingham whereby it was obstructing people walking especially buggy's and wheelchairs. Bikes riding on pavements in Rose Street. This was an agenda item that was taken on by previous Councillor, Kevin Morgan. He was writing to police regarding these issues**

P&T Officer explained to Committee about this issue and the fact that former Councillor Morgan had contacted police but as yet was to receive a response. P&T Officer will chase this up.



**Widening of Wiltshire Road at All Saints Church side to make it safer for traffic entering into London Road and Peach Street.**

**This was raised by previous Councillor Cllr Richards**

It was suggested by Cllr Malvern that this could be added to our comments regarding the proposed changes to All Saints Church – Planning Application 191038.

**Monitoring Report – Strategy, Objectives & Metrics**

P&T Officer will discuss with Town Clerk potential new metrics in line with WTC Strategy

**ACTION: P&T OFFICER & TOWN CLERK**

**COMMITTEE’S BUDGET (Agenda Item 8)**

A report on the Committee’s budget as of 30th April 2019 was received and noted.

**PLANNING APPLICATIONS (Agenda Item 9)**

The following applications were received and considered and it was

that the Committee would make comment as shown.

**RESOLVED  
29948**

**191024 Mathews Green farm RG41 1JX**

Application for approval of reserved matters pursuant to outline planning permission (O/2014/2242). The reserved matters comprise details of the local centre incorporating retail use on ground floor and 19 dwellings on the upper floors, with associated parking and landscaping. Details of appearance, landscaping, layout and scale to be determined.

The Committee objects on the following points:

- CP3 a) Mass – This is a 4 floor building and higher than surrounding buildings
- CP3 b) Functional, accessible, safe, secure – This was seen as potentially unsafe area at night as behind main building criminal activities may occur.
- CP3 d) Fauna and flora – Inadequate landscaping details
- CP6 d) Appropriate vehicular parking – Only 15 parking spaces for 19 flats.
- CP6 e) Because of inadequate parking spaces, parking will block roads.
- CP6 f) Enhance Road safety – Those stopping and not finding car parking will cause problems stopping on NDR

The Committee however welcomes Community shops.

**191026 Mathews Green farm RG41 1JX**

Application for the approval of reserved matters pursuant to outline planning consent O/2014/2242 for the erection of 4 dwellings. Reserved matters of scale, appearance, layout and landscaping to be considered.

No Comments



**191232 Mathews Green farm RG41 1JX**

Application for approval of reserved matters pursuant to outline planning consent (O/2014/2242) for the erection of 9 dwellings. Reserved matters to be considered: appearance, landscaping, layout and scale.

No comments

**191094 Optimum Molly Millars Lane RG41 2PX**

Full application for the development of premises, change of use from B1a/B8 to a mixed use comprising B1a/B8 and C1 (serviced accommodation) with external roof alteration for glazed roof lantern.

The Committee support this application except have concerns regarding room with no window and just skylight.

**190658 29 Charwood Road RG40 1RY**

Full application for the proposed conversion of existing single dwelling into two dwellings

No comments

**191038 All Saints Church Norreys Avenue RG40 1UE**

Listed Building application for the proposed single storey parish room and entrance with sliding door(NE elevation). New door way(NW elevation)to childrens area. Lady chapel historic doorway re-opened (SE elevation). South porch doors reinstated to craete a habitable room(S elevation). Resurfacing and levelling of surface and removal of ramp (W elevation). Multiple internal changes following demolition of existing plantroom(N). Internal alteraions to include stores 4No, toilets3No. New timber screen/organ console. New glass enclosure between Chancel& Lady Chapel, Font relocated to South aisle. timber stage to be removed to reveal original Chancek step. Removal of pews, replaced with stacking chairs. Existing tiled floor removed and replaced with Limestone flooring with underfloor heating and Limecrete floor slab & insulation. West, existing tombs & ledgers to remain in situ within floor. S/West addition of mobile servery with pullout station.

The Committee support this application as long as the works are done sympathetically with conservation and historical context of building.

The Committee would, if possible, also like to see a narrowing of the pathway at Wiltshire Road side of church to allow wider road to make it safer for traffic entering into London Road and Peach Street.

**190822 8a-10 Denmark Street RG40 2BB**

Application for listed building consent for the proposed roof eaves tileboards to front elevation.

No comments



**190844 8a Denmark Street RG40 2BB**

Application for listed building consent for the proposed external fibre cable in conduit at ground level to front elevation.

Would it be possible to make existing and new cables tidy?

**190992 Mulberry House 2 Carey Road RG40 2NP**

Application to vary condition 2 of planning consent 181746 for the proposed erection of a 2.5 storey extension to the existing building to create 5no residential units with shared amenity area and refuse store. Condition 2 relates to approved plans to be substituted as follows: 200 rev P3, with 200 rev P4. 201 rev P4, with 201 rev P6. 202 rev P4, with 202 rev P6. 210 rev P4, with 210 rev P5. 211 rev P4, with 211 rev P5. 212 rev P3, with 212 rev P4. 213 rev P4, with 213 rev P5 to allow changes to accommodation types being proposed, together with minor amendments to the 1st-floor balconies and a slight reduction to the ground floor level footprint.

The Committee has the same comments regarding this application as with previous application 181746 as this does not address those issues.

Objection on following

- 1) Scale and mass are out of character with the area not compliant with policy CP3.
- 2) Overlooking adjacent properties and impeding Amenity land.

**191314 47 Peach Street RG40 1XJ**

Prior approval submission for the proposed change of use from office use (Class B1 (a)) to 28no. Residential apartments.

The Committee objects on the following points:

- CP3 a) mass – too much crammed into small area
- CP3 b) functional, accessible, safe secure
- CP3 f) sense of place
- CP3 g) Open space – no amenity space
- CP3 h) Provide community facilities
- CP2 c) People with special needs – access issues

One of the studio flats is only 28 m<sup>2</sup> this is smaller than guidelines.

**ACTION: P&T OFFICER**

**INFORMATION ITEMS (Agenda Item 10)**

None





## WOKINGHAM TOWN COUNCIL

### Monitoring Report: Planning & Transportation

**Date: 3<sup>rd</sup> July 2019**

| Date Action Agreed | Item for Action<br>(to include any resolution number)   | Person Actioning | Proposed Completion Date | Progress   |
|--------------------|---|------------------|--------------------------|--|
| 16/04/2019         | Arrange cancelled meeting to be re-arranged with Greenways Project for them to present to the P&T Committee on the phase 2 of traffic free multi user routes which will be involving the new major developments in North and South Wokingham. | P&T Officer      | July 2019                | <p>P&amp;T Officer along with Amenities Officer met with 4 members of the Greenways Project. This was to primarily discuss plans to create pathway through Joel's Park. This Park is owned by WTC and as such the Amenities Committee will be discussing this at their next meeting.</p> <p>I have information and drawings that I can supply to Councillors on P&amp;T Committee. The Greenways Project have made installs of the same format pathway at Dinton Pastures and California Country Park. P&amp;T Officer and Amenities Officer will have a look at this site to have better understanding of how it looks once complete. It was emphasised that no trees will have to be removed in process. The path would be up to 3m Wide.</p> <p>The Greenways Project are open to any questions arising from WTC.</p> |
| 04/06/2019         | Arrange Planning Training for members of P&T Committee  | P&T Officer      | August 2019              | <p>P&amp;T Officer has arranged Training for Thursday August 1<sup>st</sup>, 7-9pm at Wokingham Town Hall. This is with a Planning Trainer from HALC (Hampshire Association of Local Councils)</p>   |
| 04/06/2019         | Monitoring Report – Strategy, Objectives & Metrics  | P&T Officer      | August 2019              | <p>P&amp;T Officer will discuss with Town Clerk potential new metrics in line with WTC Strategy. Having spoken with Town Clerk there is a new overall Strategy for the Council being developed. Once in place the Strategy, Objectives and Metrics for this Committee would be put in place.</p>   |

**WOKINGHAM TOWN COUNCIL**

**Monitoring Report: Planning & Transportation**

**Date: 3<sup>rd</sup> July 2019**

**WTC strategy:**

To encourage the life and vibrancy of Wokingham Town for its existing and future residents and businesses

**What we will do:**

- Strive to make our town a pleasant place to live in and move around
- Maintain and improve our town centre and recreational facilities
- Facilitate and enable the best use of our resources
- Ensure Wokingham Town Council is a great place to serve & work in
- Encourage the delivery of arts and culture throughout our town
- Maintain our traditions and making them accessible to all

| <b>P&amp;T Strategy</b>   | <b>Objectives</b>  | <b>Metric</b>   |
|---|--|---|
| Strive to make our town a pleasant place to live in and move around | <i>We will proactively lobby for and respond to Planning and Transportation issues that significantly affect the ambience and/or congestion of Town Council Wards.</i> | <i>% Applications where our comment is taken on board</i>   |
| Maintain and improve our town centre and recreational facilities    | <i>We will develop relationships other external bodies where there is mutual gain in the Committee's co-operation to achieve our vision</i>                            | <i>Number of representations made at WBC Planning Meetings</i><br><i>Number of external planning briefings attended</i> |
| Facilitate and enable the best use of our resources                 | <i>We will participate fully in all aspects of the Town Centre regeneration</i>  | <i>Response rate to regeneration consultations and applications (target 100%)</i>                                       |
|   | <i>We will ensure that Councillors have the necessary skills to fulfil their roles on Planning and Transportation issues and Committee participation</i>               | <i>% Councillors trained</i>  |

Note: (-) Net Expenditure means Income is greater than Expenditure

Note : WOKINGHAM TOWN COUNCIL as at 31st MAY 2019

|                                  | <u>Last Year : 2018/2019</u> |             | <u>Financial Year : 2019/2020</u> |                |              |                | <u>Precept 2020/2021</u> |                  |
|----------------------------------|------------------------------|-------------|-----------------------------------|----------------|--------------|----------------|--------------------------|------------------|
|                                  | Budget                       | Actual      | Agreed Budget                     | Fwd/Rev Budget | Net Virement | Revised Budget | Actual YTD               | Next Year Budget |
| <b>401 Highways and Planning</b> |                              |             |                                   |                |              |                |                          |                  |
| 4111 Bus Shelter Repairs         | 2,200                        | 625         | 2,200                             | 0              | 0            | 2,200          | 0                        | 0                |
| 4119 Contingency Reserve         | 300                          | 0           | 0                                 | 0              | 0            | 0              | 0                        | 0                |
| 4312 Street Furniture            | 600                          | 0           | 2,100                             | 0              | 0            | 2,100          | 0                        | 0                |
| <b>OverHead Expenditure</b>      | <b>3,100</b>                 | <b>625</b>  | <b>4,300</b>                      | <b>0</b>       | <b>0</b>     | <b>4,300</b>   | <b>0</b>                 | <b>0</b>         |
| 1160 Public Donation             | 1,000                        | 996         | 0                                 | 0              | 0            | 0              | 0                        | 0                |
| <b>Total Income</b>              | <b>1,000</b>                 | <b>996</b>  | <b>0</b>                          | <b>0</b>       | <b>0</b>     | <b>0</b>       | <b>0</b>                 | <b>0</b>         |
| <b>401 Net Expenditure</b>       | <b>2,100</b>                 | <b>-371</b> | <b>4,300</b>                      | <b>0</b>       | <b>0</b>     | <b>4,300</b>   | <b>0</b>                 | <b>0</b>         |
| <b>Total Budget Expenditure</b>  | <b>3,100</b>                 | <b>625</b>  | <b>4,300</b>                      | <b>0</b>       | <b>0</b>     | <b>4,300</b>   | <b>0</b>                 | <b>0</b>         |
| <b>Income</b>                    | <b>1,000</b>                 | <b>996</b>  | <b>0</b>                          | <b>0</b>       | <b>0</b>     | <b>0</b>       | <b>0</b>                 | <b>0</b>         |
| <b>Net Expenditure</b>           | <b>2,100</b>                 | <b>-371</b> | <b>4,300</b>                      | <b>0</b>       | <b>0</b>     | <b>4,300</b>   | <b>0</b>                 | <b>0</b>         |