

4th 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 (16th 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.

CHAIRMAN'S INITIALS _____



ACTION: CLLR MATHER

PLANNING & TRANSPORTATION COMMITTEE MINUTES (Agenda Item 4)

**RESOLVED
29911**

It was proposed by the Chairman and seconded by Cllr Lack and it was that the Minutes of the Planning & Transportation Committee meeting held on 16th 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 24th 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

CHAIRMANS INITIALS _____



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
29912**

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

CHAIRMANS INITIALS _____



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.

CHAIRMANS INITIALS _____



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 m² this is smaller than guidelines.

ACTION: P&T OFFICER

INFORMATION ITEMS (Agenda Item 10)

None

CHAIRMANS SIGNATURE _____

CHAIRMANS INITIALS _____

