

9th July 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 21:50.

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 and Cllr T Lack.

IN ATTENDANCE

Technical Officer (P&T Officer) – Miles Thorne

Daniella Bertoloni – Student. Left meeting at 9:15pm

Elijah Williams – Student. Left meeting at 9:30pm

APOLOGIES FOR ABSENCE (Agenda Item 1)

Cllr A Tebboth who is on Maternity leave.

MEMBERS' INTERESTS (Agenda Item 2)

There were no Members' interests stated

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

None

PLANNING & TRANSPORTATION COMMITTEE MINUTES (Agenda Item 4)

It was proposed by the Cllr Lack and seconded by the Chairman and it was that the Minutes of the Planning & Transportation Committee meeting held on 4th June 2019 (pages 15838 to 15842) be received as a true and correct record and that they be confirmed and signed by the Chairman.

**RESOLVED
29954**

MONITORING REPORT (Agenda Item 5)

The Monitoring Report dated 03rd July 2019 was received and considered.

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 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.

The P&T Officer along with Amenities Officer met with 4 members of the Greenways Project. This was to primarily discuss plans to create pathway through

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Joel's Park. This Park is owned by WTC and as such the Amenities Committee will be discussing this at their next meeting.

I have information and drawings that I can supply to Councillors on P&T Committee. The Greenways Project have made installs of the same format pathway at Dinton Pastures and California Country Park. P&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.

The Greenways Project are open to any questions arising from WTC.

Cllr Hinton is attending a meeting on 17th July with Greenways Project and will report information from this meeting to members of P&T Committee.

Arrange Planning Training for members of P&T Committee

P&T Officer has arranged Training for Thursday August 1st. 7-9pm at Wokingham Town Hall. This is with a Planning Trainer from HALC (Hampshire Association of Local Councils).

It was agreed that P&T Officer would contact Trainer to add the two Students, Daniela & Elijah to the delegates list for the training session.

Cllr Fumagalli is unable to attend training on that evening so has asked whether the training could be video recorded to view later. Alternatively whether he can source and attend Planning training separately. The P&T Officer will follow up on both of these requests.

Monitoring Report – Strategy, Objectives & Metrics

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

Having spoken with Town Clark 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.

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

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

Cllr Fox presented on issues of road safety and the requirement of pedestrian crossings at Wiltshire Road and Rectory Road. It was proposed that Cllr Fox and Cllr Lack would draft a proposal letter to Wokingham Borough Council regarding the possibility of crossings put into place. This would then be sent by the P&T Officer.

ACTION: CLLR LACK, CLLR FOX & P&T OFFICER

SAFETY IN NORREYS ESTATE AREA REGARDING SPEEDING TRAFFIC (Agenda Item 7)

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

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Cllr Fox presented on issue of road safety through Norreys Estate.
It was agreed that Cllr Fox would contact Cllr Malcolm Richards at Wokingham Borough Council to see whether this could be taken further.

ACTION: CLLR FOX

COMMITTEE'S BUDGET (Agenda Item 8)

A report on the Committee's budget as of 31st May 2019 was received and noted. The P& T Officer stated that there would be expenditure next month as there was a Bus Shelter in need of repair to panel.

PLANNING APPLICATIONS (Agenda Item 9)

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

**RESOLVED
29955**

190900 Land to the South of Anne's Manor RG401ST

Full planning application for the proposed change of use of land from nil use to D2 for proposed Suitable Alternative Greenspace (SANG) with associated landscaping.

After some discussion on this application and the linked applications (190914 and 191068) the Committee decided that as these were major applications some more time was required to study the applications further. The final date for comments is 4th August.

Cllr Dennis and Cllr Fumagalli will investigate these applications further and collate comments from the other members of the Committee. These comments would then be agreed by Committee and placed against the relevant Planning applications (190900, 190914 & 191068).

190914 Land at phase 2a of the South Wokingham SDL

Outline application with all matters reserved except for principal means of access to the highways, for up to 215 dwellings, public open space, play areas, associated infrastructure and landscaping.

See comment on 190900

191068 Land at phase 2b of the South Wokingham SDL

Hybrid planning application (part outline/part detailed) comprising an outline application with all matters reserved except principal means of access to the highways, for a mixed use development of up to 1,495 dwellings, a two form entry primary school, local centre (A1, A2, A3, A4, A5 and D1 including community building D1/D2), public open space, play areas and associated infrastructure and landscaping; and a full application for the proposed Suitable Alternative Natural Greenspace (SANG), associated landscaping and temporary car park.

See comment on 190900

191207 Land Adjacent 111 & 113 Evendons Lane RG41 4AE

Full planning application for the proposed erection of two 3no.bedroom semi-detached dwellings with associated access, parking and a new drop kerb.

There were no objections but concerns on following:

The trees might cause issues when exiting property with line of sight. However the committee would like assurance that the Trees will be left intact.

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191181 Charles House Toutley Road RG41 1QN

Full application for the erection of 2No 1 bed flats and 2No 2 bed flats in roof extension (4 in total).

No Comments

191084 Annexe 26 Mill Close RG41 1EP

Application for a certificate of existing lawful development for the use of the annex as self-contained dwelling.

Objections on following:

The size of property looks too small based on regulations for minimum size of 1 bedroom dwelling.

Inadequate parking provision.

191267 Land Adjoining 61A St Pauls Gate RG41 2YR

Full planning application for the proposed erection of one 3no. bedroom dwelling with ancillary areas.

Objections on following:

2 windows blocked off on 61a St Pauls Gate.

No parking provision.

190860 Land Between Nos. 7/8 + 9/10 Tanhouse Lane RG41 2RL

Full planning application for the proposed erection of 6no. maisonettes, with associated parking following demolition of 17no. existing single garages.

The committee could see no improvement on previous application (172437) and the following objections still exist:

- (a) the effect of the development on parking and highway safety;
- (b) the effect of the development on the character and appearance of the area;
- (c) the effect of the development on the living conditions of neighbouring occupants of 42 and 43 Tanhouse Lane in terms of privacy, outlook and light;
- (d) the effect of the development on the living conditions of future occupants;
- (e) the effect of the development on the provision of open space;
- (f) whether the development would comply with national and local planning policy which seeks to steer new development away from areas at the highest risk of flooding and not increase flood risk elsewhere;
- (g) the effect of the development on biodiversity; and
- (h) whether the development should make adequate provision for affordable housing.

191640 Foundry College Budes Gardens RG40 1PX

Full planning application for the change of use of office accommodation (Use Class B1 (a)) to school (Use Class D1) to form an enlarged school, along with change of use of amenity land to school playing field, erection of single storey

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extensions, relocation of existing temporary classrooms, creation of vehicular access and associated hard and soft landscape works.

Objections on following:

Safety for pedestrians on planned access from Ashridge Road into Car Park.
The removal of trees.

191284 15 Market Place

Application for Listed Building consent for the proposed redecoration of shopfront and new lettering/logo.

No Comments

ACTION: P&T OFFICER

INFORMATION ITEMS (Agenda Item 10)

Cllr Lack asked whether it would be possible for P&T Committee to hire a Planning Consultant when there are complicated Planning Issues which are presented to the Committee. P&T Officer will follow this request up with Town Clerk.

Cllr Malvern stated that he had received a letter regarding a meeting on 17th July to discuss proposed development as part of the South Wokingham SDL at an area East of Tesco store, Finchampstead Road. P& T Officer will see what information can be found on this and send out to Committee.

The Chairman said that she has been trying to find out what is happening with Application 190739 Denmark Street Car Park as nothing has progressed. She will update Committee if there are any updates. Cllr Hinton has agreed to talk on behalf of Wokingham Town Council at Wokingham Borough Council when the meeting on this application takes place.

CHAIRMANS SIGNATURE _____

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