

10th September 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 21:25.

PRESENT

Chairman: **Cllr I Shepherd-Dubey**

Councillors: Cllr P Dennis, Cllr N Fox, Cllr A Mather, Cllr K Malvern

IN ATTENDANCE

Technical Officer (P&T Officer) – Miles Thorne

Elijah Williams – Student.

APOLOGIES FOR ABSENCE (Agenda Item 1)

Cllr A Tebboth who is on Maternity leave.

Cllr M Fumagalli

Cllr D Hinton

Cllr T Lack

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 Dennis and seconded by Cllr Fox and it was

**RESOLVED
30006**

that the Minutes of the Planning & Transportation Committee meeting held on 9th July 2019 (pages 15856 to 15860) 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 04th September 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

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members agreed that if they were available on date decided they would attend along with P&T Officer.

The Amenities committee met on Sep 3rd with representatives from WBC Greenways and have voted 4 to 3 against the pathway through Joel Park.

The committee agreed that this should now be removed from the Monitoring report

Arrange Planning Training for members of P&T Committee

The Training session took place. There was a video of the event taken and this should be available by Sep 20 for those who missed the training and as a reference for future.

The Committee agreed that this can now be removed from the monitoring report

WOKINGHAM TOWN NEIGHBOURHOOD PLAN (Agenda Item 6)

For the Committee to discuss whether Wokingham Town Council should create a Neighbourhood Plan.

The Committee discussed the comments given by the Town Clerk on the reasoning of the Council to previously dismiss the need for a Neighbourhood Plan for Wokingham Town. This was based on findings of Consultant hired defining cost and time it would take to create.

Nearby parish Councils are currently going through the process of creating Neighbourhood Plans, these are Wokingham Without and Hurst. Councillors want to know what the costs will be against anticipated windfall from CIL payment. Also how long the plan would last once implemented?

ACTION: P&T OFFICER

PARKING MANAGEMENT PLAN (Agenda Item 7)

To discuss and feedback on the WBC Parking Management Plan. This is for proposals to be put forward by the Committee as recommendations for areas such as off road parking, Park and Ride and Permit Schemes. The feedback will go to the Traffic Management at WBC.

The Committee discussed options to put forward and agreed on the following:

- 1/ Parking permits program should be extended
- 2/ Parking permits should include visitor parking
- 3/ The allocation of parking for new build housing is not adequate. This needs to be addressed to what allocation is needed to stop on road parking.

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- 4/ Yellow lines introduced on roads where cars parking on road cause a danger and obstruction to emergency vehicles.
5/ Where appropriate and with consultation some roads should have only one side parking to allow safe traffic flow and no obstruction to emergency vehicles.
6/ Look at innovative ideas for parking such as using underground parking within developments.

ACTION: P&T OFFICER

ADOPTION OF NEW INFRASTRUCTURE IN WOKINGHAM TOWN (Agenda Item 8)

To discuss and feedback experiences of the procedure for adopting new roads, open spaces, landscaping and play areas once housing developments have been completed in Wokingham Town. The feedback will go to the WBC group, Task and Finish.

Cllr Shepherd-Dubey would like clarification on what is the standard and process for this. When do the Council (WBC) take on responsibility from Developer, what the adoption time is?

Cllr Dennis raised the issue of where there is public access for example a need for School crossing at Montague Park development when is this adopted by the Council (WBC)?

ACTION: P&T OFFICER

COMMITTEE'S BUDGET (Agenda Item 9)

A report on the Committee's budget as of 31st August 2019 was received and noted.

The damage repair to Bus Shelter at Elms Field has been completed and this will reflect in next month's budget.

Cllr Mather had a query on the term 'Net Variant' as a column header in the report. This is believed to be a financial term. PT Officer will investigate.

ACTION: P&T OFFICER

PLANNING APPLICATIONS (Agenda Item 10)

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

**RESOLVED
30007**

191573 9 Easthampstead Road RG40 2EH

Full application for the proposed erection of a three storey building consisting of 22 residential units following demolition of existing building.

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Objection on following:

On side of building with underground parking it is in effect a 4 storey building and not in keeping with buildings in area.

Comments:

Would like to see more emphasis on alternative energy sources within the development. For example Solar Panels and grey water solutions (collecting rainwater for re-use etc.)

191949 Land at Matthewsgreen Farm Matthewsgreen Road

Application for approval of reserved matters pursuant to outline planning permission ref. O/2014/2242 for a revised layout and design of part of Phase 4, comprising an additional 26 dwellings (to the 248 approved under reserved matters applications 172751 and 181888); the erection of 33 dwellings within Phase 4d and 81 dwellings within Phase 5, together with associated amenity spaces, garages, parking, internal roads, pathways, drainage and associated landscaping. (Appearance, Landscaping, Layout and Scale to be considered).

Objection on following:

Additional road exit is unnecessary and could result in road safety issues.

Comments:

Would like to see more emphasis on alternative energy sources within the development. For example Solar Panels and grey water solutions (collecting rainwater for re-use etc.)

191779 Broad Street Tavern 29 Broad Street

Application for Listed Building consent for the proposed formation of the opening of the existing external wall and provision of a fire escape at Broad Street Tavern.

No Comments

191859 29 Charwood Road RG40 1RY

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

No Comments

192175 39 The Terrace RG40 1BP

Application for Listed building consent for the proposed installation of waterproofing measures to an existing basement, replace a basement window and modify and replace a steel grating to the basement light well.

No Comments

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INFORMATION ITEMS (Agenda Item 11)

Cllr Dennis asked whether there was a date for WBC planning meeting whereby they will be discussing the 3 linked applications discussed at P&T Meeting in July. These are applications 190900, 190914 & 191068 the South Wokingham SDL.

Cllr Mather requested that for forthcoming meetings the Weblink to planning applications being discussed be placed within the Agenda. Cllr Shepherd-Dubey requested that the link to information on the planning application are placed in a more prominent place with the Wokingham TC website.

There was an objection noted on previous Planning Application that the Committee reviewed that had not been seen before:

'In the absence of a Strategic Access Management and Monitoring (SAMM) payment, the local planning authority is unable to monitor the implementation of any financial contribution towards SANG secured through CIL and is therefore unable to satisfy itself that there is adequate mitigation to prevent the proposed development from having an adverse effect on the integrity of the Thames Basin Heaths Special Protection Area'

P&T officer to investigate with Planning at WBC.

CHAIRMANS SIGNATURE _____

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