

8th October 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 D Hinton, Cllr T Lack (left meeting at 8:35pm), Cllr K Malvern and Cllr Fumagalli

IN ATTENDANCE

Technical Officer (P&T Officer) – Miles Thorne

Elijah Williams – Student.

Daniella Bertoloni – Student

Two representatives from the Save Woodcra y Campaign

APOLOGIES FOR ABSENCE (Agenda Item 1)

Cllr A Tebboth who is on Maternity leave.

Cllr A Mather

MEMBERS' INTERESTS (Agenda Item 2)

The Chairman and Cllr Hinton stated that as they had signed the Save Woodcra y Petition they could not comment on this item on the Agenda. Cllr Lack agreed to be the Chairman for this Agenda Item.

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

None

APPEAL ON LAND EAST OF FINCHAMPSTEAD ROAD – APPLICATION 190286 (Agenda item 6)

For the Committee to discuss whether additional comments are presented in addition to the comments made in objection to the Application in March 2019 by the previous P&T Committee (document attached).

As there were two members of the public representing Save Woodcra y Campaign that wanted to speak on this Agenda Item the Chairman brought this item forward. The Committee saw a presentation on the original Application 190286 and the comments made by the previous Committee in March 2019.

Cllr Lack went through the Report from Wokingham Borough Council Planning Department where they refused the Application.

Cllr Fox summarised the response from the Developer in their appeal.

Representatives from the Save Woodcra y Campaign spoke regarding their main concerns. In addition to the objections made they also cited other issues of concern:

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- Felling of trees. The emergency road proposed would mean felling of TPO Trees.
- Impact on Wokingham 'Green Routes'. Wokingham has traditional tree lined routes (Finchampstead Road, London Road & Reading Road) and this would adversely affect this along Finchampstead Road.
- Lack of Bus transport to Secondary Schools. This would be impacted by an additional 200 plus homes.
- Not enough room for Cycle lanes as alternative to using Cars.
- Increased road traffic and Car use that has an impact on traffic congestion and health implications for Children walking to School.
- Impact on local Primary school which is already oversubscribed.

The Committee agreed that there were several additions required to the Objections originally made to Application 190286 and the list that would be forwarded to the Appeal. This list now reads:

CP1 – Sustainable development

- 1) Maintain or enhance the high quality of the environment
- 2) Minimise the emission of pollutants into the wider environment
- 8) Avoid areas where pollution (including noise) may impact upon the amenity of future occupiers

CP3 – General principles for development

- 3) 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

- a) Provide for sustainable forms of transport to allow choice;
- b) Are located where there are or will be at the time of development choices in the mode of transport available and which minimise the distance people need to travel;
- c) Improve the existing infrastructure network, including road, rail and public transport, enhance facilities for pedestrians and cyclists, including provision for those with reduced mobility, and other users;
- g) Do not cause highway problems or lead to traffic related environmental problems.

CP7 - Biodiversity Sites designated as of importance for nature conservation at an international or national level will be conserved and enhanced and inappropriate development will be resisted. The degree of protection given will be appropriate to the status of the site in terms of its international or national importance.

CP11 – Proposals outside the settlement boundary and designated as Countryside.

In addition there are concerns regarding the felling of TPO Trees, a negative impact on one of Wokinghams 'Green Routes', impact on primary schools with oversubscribed local school, lack of School transport to Secondary Schools and road congestion.

The representatives from Save Woodcray Campaign have also asked that Wokingham Town Council members, particularly in Ward of Westcott West,

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encourage constituents to attend the Appeal. At the moment this should be starting on 10th December.

PLANNING & TRANSPORTATION COMMITTEE MINUTES (Agenda Item 4)

It was proposed by the Cllr Dennis and seconded by Cllr Fox and it was

**RESOLVED
30020**

that the Minutes of the Planning & Transportation Committee meeting held on 10th September 2019 (pages 15910 to 15914) 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 02nd October 2019 was received and considered.

WOKINGHAM TOWN NEIGHBOURHOOD PLAN

At the last meeting the Committee discussed 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?

The Town Clerk has contacted the Councils at Finchampstead and Wokingham Without. Both these Councils are at early stages of creating their plans. They are estimating 2 years for plan creation. 10k – 15k costs and there would be a claim back from Government of 7.5k.

Once in place the Plan lasts for 10years.

The Committee agreed that it would be useful to have findings from similar Councils that have gone through this process. Cllr Lack will investigate this.

ACTION: CLLR LACK

COMMITTEE'S BUDGET (Agenda Item 7)

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

There were repairs to a Bus Shelter and this was discussed. Cllr Hinton mentioned that he had seen Bus Shelters with Flowers planted on top and wondered whether our Bus Shelters could have this applied. There was also a discussion on whether the Bus Shelters could hold advertising. It was agreed that this will be added as an Agenda item in the next meeting. Cllr Hinton will investigate the Bus Shelter flowers.

ACTION: CLLR HINTON & P&T OFFICER

PLANNING APPLICATIONS (Agenda Item 8)

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**RESOLVED
30021**

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

192128 Woodside Caravan Site Blagrove Lane

Application to vary condition 1 of planning consent 181694 for the application for the variation of condition 1 (names of residents) and condition 2 (number of pitches) of appeal reference APP/X0360/C/15/3085493 dated 15/1/18. Condition 1 relates to making permission permanent, to vary personal conditions if necessary or renew temporary permission for further period

The Committee were disappointed that Wokingham Borough Council had not found alternative permanent residency for the occupiers of this site.

The Committee cannot support making this site permanent.

If it is made to be renewed temporarily, then the site should be monitored.

192232 Land at Matthewsgreen Farm Matthewsgreen Road

Full application for the proposed construction of a vehicular access from Matthewsgreen Road.

The Committee objects as this could cause road safety issues. The exit is by an existing speed camera so shows that the exit would have safety implications.

There is already an access point nearby so this is an unnecessary extra.

CP6 - Managing Travel Demand

f) Enhance road safety; and g) Do not cause highway problems or lead to traffic related environmental problems.

192234 The Lord Raglan 30 Denmark Street

Application for listed building consent for the proposed erection of a single storey rear extension to the existing public house, formation of outdoor seating area with retractable roof plus internal and external alterations and changes to ground floor fenestration.

No Objections. A pitch roof rather than a flat roof would be preferable to fit in with surrounding roof lines.

192222 Elms Field

Application to vary condition 3 of planning consent 153125 for the Full application for the erection of mixed use development for Town Centre uses comprising A1 shops including a food store, A2 Financial and Professional Services, A3 Cafes and Restaurants, A4 Drinking Establishments, A5 Hot Food Takeaways; Cinema (D2); 95-bed hotel(C1); 126 C3 residential units; re-configured town park; new and re- configured public car parking and partial closure of Elms Road (south) and provision of a new road to link Wellington Road and Shute End, as part of the regeneration of Wokingham Town Centre. Condition 3 refers to allow D2 use in unit 7A.

No Comments

192411 Land at Chapel Green House Chapel Green

Full application for the erection of 2No detached dwellings following demolition of existing stable block

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The Committee were encouraged that the development has been designed with existing wildlife in mind.

192602 Indigo Mulberry Business Park, Fishponds Road

Prior approval submission for the proposed change of use of existing office building (use class B1(a)) to 40no. residential flats (Use Class C3).

The Committee objects on the following:

CP1 – Sustainable development Planning permission will be granted for development proposals that: 1) Maintain or enhance the high quality of the environment;

CP3 - General Principles for development

a) Are of an appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design without detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life

f) Contribute to a sense of place in the buildings and spaces themselves and in the way they integrate with their surroundings (especially existing dwellings) including the use of appropriate landscaping;

g) Provide for a framework of open space in secure community use achieving at least 4.65 ha/1,000 population provision together with recreational/sporting facilities in addition to private amenity space

CP5 - Housing mix, density and affordability

Would like to see a mix of 1 and 2 bedroom flats as well as studios. This would reduce the number of flats in the development.

ACTION: P&T OFFICER

INFORMATION ITEMS (Agenda Item 9)

The Chairman reminded the Committee that information from meetings that are confidential should be kept confidential. It was agreed that information that is confidential that is emailed should be marked as confidential.

Cllr Malvern informed the Committee that he had attended Sand Martins Golf Course exhibition on proposals for development at Course to have Hotel rooms and other improvements. This Application is expected to be within the next couple of months.

ACTION: P&T OFFICER

CHAIRMANS SIGNATURE _____

CHAIRMANS INITIALS _____

