

4th February 2020

Minutes of the proceedings of the **PLANNING & TRANSPORTATION COMMITTEE** meeting held on this day in the **Council Chamber, Town Hall, Wokingham** from 19:30 to 21:40

PRESENT

Chairman: **Cllr I Shepherd-Dubey**

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

IN ATTENDANCE

Technical Officer (P&T Officer) – Miles Thorne

Elijah Williams – Student.

Daniela Bertolino - Student

3 members of public

Cllr L Forbes (Mayor)

APOLOGIES FOR ABSENCE (Agenda Item 1)

Cllr M Fumagalli

MEMBERS' INTERESTS (Agenda Item 2)

There were no Members' interests stated.

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

There were three members of the public that attended in order to make a presentation objecting to Planning Application 200013.

The Committee decided that as it would not be reviewing this application until later in the meeting that it was appropriate that they made their presentation at this point in the meeting so they wouldn't have to stay late at the meeting.

Their Summary of objections to Planning Application 200013:

- Not in keeping with the character of the local community and would harm the existing character of the community
- Not in accordance with Core Strategy Policies CP1 & CP3
- Proposed development would be overbearing and over development of the site.
- Dangerous access from\to London Road. This is relevant to pedestrians and vehicles.
- Detrimental to physical\mental well-being of residents in existing adjoining properties and their privacy.
- Misleading and\or inconsistent information supplied by the applicant, which makes it more difficult to assess the application.

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- Omitted relevant and appropriate information supplied on application.
- Acknowledgement of any consideration to residents in adjoining Woodrow Drive in applicant's Planning Statement.

**RESOLVED
30096**

PLANNING & TRANSPORTATION COMMITTEE MINUTES (Agenda Item 4)

It was proposed by Cllr Hinton and seconded by Cllr Malvern and it was that the Minutes of the Planning & Transportation Committee meeting held on 10th December 2019 (pages 15992 to 15995) be received as a true and correct record and that they be confirmed and signed by the Chairman.

ATTENDANCE (Agenda Item 5)

To receive and consider absence from Cllr Adrian Mather from three consecutive meetings.

Cllr Mather apologised and explained that his absence was due to an unfortunate and painful accident that required hospital treatment on his knee. There was an infection that set in causing a lengthy period of illness.

The Committee fully accepted his apology and explanation.

MONITORING REPORT (Agenda Item 6)

The Monitoring Report dated 29th January 2020 was received and considered.

WOKINGHAM TOWN NEIGHBOURHOOD PLAN

Cllr Lack updated the Committee on his and Cllr Fumagalli's discussion with representatives of Stratford Mortimer on their implementation of a neighbourhood plan.

Their recommendations following the meeting:

Cllr Fumagalli: An NDP does look attractive for a small village / parish; to scale it up to a complex scenario of an already over-developed town might be challenging; I suggest having a meeting with Towns that produced an NDP and check whether it's actually feasible or not.

Cllr Lack: I am not really sure if we want to go for it. If it continues to look attractive then we need to engage with Hungerford which is the only Town Council in the two WBCs that is producing an NDP.

The Committee does not feel they are equipped with enough information to make a decision on this as it stands. Cllr Mather suggested that once we have studied and made comments on the Wokingham Local Plan Update then the areas that could be a positive reason for our own implementation (Neighbourhood Plan) would be clearer and at that point a Committee decision could be made.

This will stay on the Monitoring Report for updates.

CHAIRMANS INITIALS _____



ACTION P&T OFFICER

ADDING FLOWER DISPLAYS TO OUR BUS SHELTER ROOFS

Cllr Hinton gave an update on progress. He has been in contact and received a quote for supply and install at our Bus Shelter located in Ashridge Road, Wokingham which we had designated as our pilot. The Quote was £925.

There have however been questions raised regarding the structural capabilities of the bus shelters to sustain the weight of the blankets. The P&T Officer has been in contact with the installer of the Shelter to ask his opinion on the weight load of the Bus Shelter on Ashridge Road. If this is found to be an issue then another Shelter with side panels will need to be chosen.

ACTION: P&T OFFICER AND CLLR HINTON

LOCAL AREA PLAN UPDATE (Agenda Item 7)

To discuss and consider the upcoming consultation on the next stage of Wokingham Borough Council Local Area Plan.

The Committee was informed that the Consultation period is until 20th March 2020. This will give one more P&T Meeting (10th March) before the deadline for comments.

As this is such a large document to review there was discussion as to whether it would be just the Wokingham Town parts that would be reviewed but it was decided by the Committee that this would remove some context and that it was better to review the document as a whole.

Cllr Dennis has agreed to collate responses from Committee members. These will be sent via email to him.

It was agreed that initial comments should reach him by 25th February 2020. This information could then be collated and discussed at P&T Meeting on 10th March.

It was agreed that all Wokingham Town Councillors should give feedback information regarding this, not just the P&T Committee members. The P&T Officer will send out an email regarding this to all Wokingham Town Councillors for their comments.

It was also noted that there is a public meeting at St Crispins School on 2nd March 2020.

ACTION: P&T OFFICER & ALL COUNCILLORS

CONSULTATION ON THE REMOVAL OF PAYPHONES (Agenda Item 8)

BT have a consultation as to whether certain phone boxes are still required in Wokingham Area. They wish to remove these from operation. Two are in Wokingham Town - Junction of Reading Road and Emmbrook Road and junction of Holt Lane and Reading Road.

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The Committee decided that as the use of these phones has been so limited over the past year (60 & 0 uses) that there is no requirement for them.

Cllr Forbes has requested that another Phone Box in the Town be removed (Rose Street). This is not part of this consultation but the P&T Officer will feed this back.

ACTION: P&T OFFICER

COMMITTEE'S BUDGET (Agenda Item 9)

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

There was a question raised regarding the public donation Council of £996. The P&T 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
30097**

193209 Land Adjacent 111 & 113 Evendons Lane

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

Comments:

Concern that plans are up to date and correct.

Could the line of site for the rear garden be checked to see if there is sufficient light for adjoining properties? It looks like this development will take light and cast shadow.

200013 Land to the rear of 304 London Road

Full application for the erection of 2no two storey dwellings and associated works. Following Demolition of 1no existing outbuilding.

Objections:

Over development - squeezing 3 properties into small space.
CP 3 (1)

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;

CP1 (a) Maintain or enhance the high quality of the environment.

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Concerns regarding the current and previous uses of land which could be contaminated.

200089 Carnival Pool Leisure Hub Land

Full planning application for the erection of 55 dwellings (flats) with associated landscaping, parking, access and drainage. Demolition of all existing buildings on site. The proposal is for an amended design to the dwellings previously approved under reference 172012, with replacement leisure centre to be constructed pursuant to planning permission 172012.

Comments:

- Disappointing to see no affordable\social housing within the development
- Car Parking is insufficient
- Gates\similar are required at the north end so that access is for residents & bus access and not used by general traffic.
- Transport statement is not accurate:

Paragraph 28 talks about Elms Road giving access to three car parks - Paddocks, Elms Road and Wellington House. Only one of those now exists so we are down 363 spaces.

Para 34 Table 2.1 suggests that there are 34 services on a weekday serving that site. According to my timetable there are at most 14 a day serving the site (2 per hour from 09:49 to 15:35)

Para 40 on Train services suggests by its absence that there are no train services on a Sunday and also fails to mention the hourly service all days going to Guildford/Redhill but not as far as Gatwick.

193394 Sand Martins Golf Club Finchampstead Road

Full application for the proposed erection of 4 no. buildings to provide hotel accommodation, a function suite, a health club and spa with ancillary facilities; a single storey extension and refurbishment of existing clubhouse including one replacement residential flat; erection of ancillary energy and maintenance building with one additional residential flat; and Greenkeepers compound, plus associated plant, car parking and landscaping.

There is generally support for application but would like the following to be checked:

- The car park 1 is near to bordering with adjoining properties. Is this the only place these car parking spaces can be supplied?
- The Ecological Report has lots of redacted content, why is this?
- There is concern regarding the safe movement of Great Crested Newts on site during the development. One large pond P2 could be seen as a relocation point but in the Survey this is shown to have zero population so the concern is whether once moved they would survive and thrive?

CHAIRMANS INITIALS _____



ACTION: P&T OFFICER

INFORMATION ITEMS (Agenda Item 11)

Cllr Tebboth mentioned that she missed out on previous Planning training that was attended by other P&T Committee members.

P&T Officer will investigate Planning training options for Cllr Tebboth

The Chairman asked whether statistics and outcomes of P&T Committee objections and Comments on Planning Applications could be collated for this Council term.

P&T Officer explained that this is normally processed and presented at the end of council year but he will supply these figures before then and get them to the Committee as soon as possible.

ACTION: P&T OFFICER

CHAIRMANS SIGNATURE _____

CHAIRMANS INITIALS _____

