



Wokingham Town Council

Town Hall, Market Place, Wokingham, Berkshire RG40 1AS
Tel: 0118 978 3185 www.wokingham-tc.gov.uk
Town Clerk: Mrs J. Nowecki

This Council Meeting is open to the Public and Press
Please notify the Officer or Chairman if you wish to record the meeting

In accordance with the Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020 this meeting is to be held virtually.

30th September 2020

Dear Councillor

You are hereby summoned to attend the meeting of the **Planning & Transportation Committee** to be held online in a **Virtual Meeting** at **7.30pm on Tuesday 6th October 2020** for the purpose of considering and resolving upon the subjects and matters set out in the Agenda below.

Yours sincerely

J Nowecki
Town Clerk

Contact Officer Miles Thorne, Technical Officer
Direct line: 0118 974 0885 Email: planning@wokingham-tc.gov.uk

AGENDA

1 APOLOGIES FOR ABSENCE

2 MEMBERS' INTERESTS

To receive any declaration of interests from Members on the business about to be transacted.

3 QUESTIONS FROM MEMBERS OF THE COUNCIL OR PUBLIC

The Chairman to answer questions raised by members of the Council or public.

This is an opportunity for the people of Wokingham to ask questions of, and make comments to, the Town Council. Members of the public are requested to restrict their questions and comments to three minutes. Questions which are not answered at this meeting will be answered in writing to the person asking the question. To ensure an informed response, please send your questions to the Town Clerk at least three working days prior to the meeting.

4 MINUTES OF PREVIOUS MEETINGS

To receive and confirm the Minutes of the proceedings at the meeting of this Committee held on 8th September 2020 pages 16135 to 16139 (copy attached) as a true and correct record.

5 MONITORING REPORT

To receive and consider the Monitoring Report dated 30th September 2020 (copy attached).

6 GOVERNMENT CHANGES TO THE PLANNING SYSTEM

To discuss the Government changes to the Planning System - "Planning for the future" proposal. This consultation ends on October 29th.

7 STREET NAMING FOR MATTHEWSGREEN PHASE 5

To discuss ideas for possible street names that would be recommended to use for the road names in this development. These are required by 11th November 2020. The Criteria is that the persons name recommended is deceased, had a noteworthy contribution to the community and the reasons for inclusion.

8 COMMITTEE'S BUDGET

To receive and consider a report on the Committee's budget as of 31st August 2020 (copy attached).

9 PLANNING APPLICATIONS

To receive and consider current planning applications. Details of the applications are on the Town Council's web site and will be presented at the meeting. <https://www.wokingham-tc.gov.uk/planning-applications/>

10 INFORMATION ITEMS

To receive items for information or to be referred to a future meeting.

Planning & Transportation Committee: Cllrs Peter Dennis, Nick Fox, Matteo Fumagalli, Daniel Hinton, Tony Lack, Adrian Mather, Keith Malvern, Abby Tebboth and Imogen Shepherd-Dubey(Chairman).

Copy to: Ms Sally Gurney

In order to comply with the Data Protection Act 1998, all persons attending this meeting are hereby notified that this meeting will be recorded. The purpose of recording proceedings is that it acts as an aide-memoir in assisting the clerk of the meeting in the compilation of minutes. The recordings are held in a secure location and deleted once it has been resolved that the minutes are a true and correct record.

In accordance with The Openness of Local Government Bodies regulations 2014, persons attending this meeting may make their own recordings of the proceedings subject to the Council's Policy on Filming, Recording & Reporting on Council and Committee Meetings (copy available on request).

8th September 2020

In accordance with the Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020 this meeting was held virtually.

Minutes of the proceedings of the **PLANNING & TRANSPORTATION COMMITTEE** meeting held on this day as a Virtual Meeting, from 19:30 to 20:32

PRESENT

Chairman: **Cllr I Shepherd-Dubey**

Councillors: Cllr N Fox, Cllr K Malvern, Cllr A Tebboth, Cllr A Mather, Cllr T Lack, Cllr M Fumagalli, Cllr P Dennis & Cllr D Hinton

IN ATTENDANCE

Technical Officer (P&T Officer) – Miles Thorne

Cllr Lynn Forbes

Cllr Rachel Bishop-Firth

APOLOGIES FOR ABSENCE (Agenda Item 1)

None

MEMBERS' INTERESTS (Agenda Item 2)

None

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

None

PLANNING & TRANSPORTATION COMMITTEE MINUTES (Agenda Item 4)

**RESOLVED
30171**

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 7th July 2020 (pages 16105 to 16109) and Extraordinary meeting held on 5th August 2020 (pages 16130 to 16132) 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 2nd September 2020 was received and considered.

WOKINGHAM TOWN NEIGHBOURHOOD PLAN

There were no updates. This will stay on the Monitoring Report for updates.

ACTION P&T OFFICER

CHAIRMANS INITIALS _____



ADDING FLOWER DISPLAYS TO OUR BUS SHELTER ROOFS

Cllr Hinton has been in touch with supplier and they have said that they are currently still on furlough and not working.

ACTION: P&T OFFICER

GOVERNMENT CHANGES TO THE PLANNING SYSTEM (Agenda Item 6)

To discuss the Government changes to the Planning System.

There are two areas within the government planning changes.

1/ Changes to Use Classes and Permitted Development.

These changes have been introduced in 1st September 2020. It is unclear whether, as a Town Council, Wokingham Town Council will be able to discuss and place objections or even receive applications for discussion which fall into these changes.

The P&T Officer will contact WBC Planning to confirm the process.

2/ Changes to the current Planning System

This is the new plan by the Government which will bring major changes to the current planning process. There is a consultation process until 1st October for comments to be received from Councils, organisations, and individuals.

It was agreed that Councillors would like to enter comments in response as both individuals as well as members of Wokingham Town Council P&T Committee as a whole.

Councillors will initially feedback their comments to the P&T Officer. It will then be determined if there needs to be an extra meeting before 1st October so that an agreed list of comments can be sent into the consultation on behalf of Wokingham Town Council.

ACTION:P&T COMMITTEE, P&T OFFICER

CONSULTANCY ON PLANNING FOR WOKINGHAMTOWN COUNCIL P&T COMMITTEE (Agenda item 7)

To discuss the possibilities of hiring a planning consultant, for use by Wokingham Town Council, to advise on complex planning matters.

The P&T Officer stated that six planning consultancies had been contacted to see whether they could offer a service. Only three replied but two stated a possible conflict of interest with Wokingham Borough Council.

CHAIRMANS INITIALS _____



During this process, the Government announced major changes to the planning system so the P&T Officer contacted the Consultants again to see whether they could supply a presentation\training on these changes.

There was a Presentation\Training given to Councillors on the P&T Committee regarding the forthcoming major Planning Changes and this was paid for from the Councillor Training budget.

It was agreed that it would be useful for all Wokingham Town Councillors to have presentation\training on the other changes that have just been put in place by the Government regarding changes to Use Classes and Permitted Development.

The P&T Officer will investigate this.

Cllr Lack stated that although there is a budget for consultants to give presentations\training (from our Training budget) he would like to know if there was a requirement for consultancy on a specific, complex Planning issue whether funds are or could be made available to the Highways and Planning budget.

ACTION:P&T OFFICER

COMMITTEE’S BUDGET (Agenda Item 8)

A report on the Committee’s budget as of 31st July 2020 was received and noted

**RESOLVED
30172**

PLANNING APPLICATIONS (Agenda Item 9)

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

201673 Land Between 9-11 Westward Road

Outline application with landscaping reserved for the proposed erection of 1 no. two-bedroom dwelling with access, appearance, layout, and scale to be determined.

The Committee were concerned over the building apparently being built over a main sewer and that the proposed development had been squeezed into a small space. There are objections to this application on the following.

CP1 Sustainable Development 1/Quality of environment 2/ Emissions of Pollutants (built over sewer).

CP3 D Fauna and Flora (as will lose strip of land).

CP9 Scale and location of development proposals.

CHAIRMANS INITIALS _____



201830 Station House Station Approach RG40 2AP

Application for Listed Building consent for proposed repair works to footbridge

The Committee were glad to see that this repair work will be taking place.

If possible, can the deck and steps be kept as timber replacements? If GRP must be used can this be in keeping with existing as much as possible.

Will the repairs to stonework and pointing be included? This would be welcomed.

Can confirmation be given that the metalwork will be restored within this process?

ACTION: P&T OFFICER

INFORMATION ITEMS (Agenda Item 8)

Cllr Lack asked if there could be funds available for purchase of deeds if this was required when the Committee would be discussing an application.

ACTION: P&T OFFICER

CHAIRMANS INITIALS _____



CHAIRMANS SIGNATURE _____

CHAIRMANS INITIALS _____



WOKINGHAM TOWN COUNCIL

Monitoring Report: Planning & Transportation

Date: 30th September 2020

Date Action Agreed	Item for Action (to include any resolution number)	Person Actioning	Proposed Completion Date	Progress
10 Sep 2019	<p>WOKINGHAM TOWN NEIGHBOURHOOD PLAN At the last but one meeting the Committee discussed whether Wokingham Town Council should create a Neighbourhood Plan.</p> <p>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.</p> <p>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?</p>	<p>PT Officer Cllr Lack Cllr Fumagalli Cllr Malvern</p>	<p>November 2020</p>	<p>The P&T Officer contacted Stratford Mortimer Clerk to arrange a visit to discuss their Neighbourhood Plan. Unfortunately this will not be possible until the New year. A meeting was arranged with representatives of Stratford Mortimer Council for Friday 24th January. To be attended by Cllr Lack and Cllr Fumagalli. Their recommendations following the meeting:</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>This will stay on the Monitoring Report for updates.</p>

WOKINGHAM TOWN COUNCIL

Monitoring Report: Planning & Transportation

Date: 30th September 2020

<p>12 Nov 2019</p>	<p>ADDING FLOWER DISPLAYS TO OUR BUS SHELTER ROOFS</p> <p>At the P&T Meeting 12th November Cllr Lack presented his findings on potential costings of applying a seedum blanket to our Bus Shelter Roofs. An estimate for one to include the cost of the seedum blanket, the sides to contain it and the construction cost would be about £450. There would possibly be further costs regarding coning of area and abiding with health and safety regulations.</p> <p>The P&T officer stated that not all the Bus Shelters were constructed in a way that can have these seedum blankets. There are a maximum of 10 Bus Shelters that could hold a seedum blanket.</p> <p>The P&T Officer stated that as this has now missed budget for next year it would only be possible to investigate one Bus Shelter having this procedure as a pilot test.</p> <p>There were also concerns raised that the flowering that was expected was not in the demonstration images presented by Cllr Lack. It was agreed that this would be investigated further along with best time to carry out this activity if agreed.</p>	<p>Cllr Lack Cllr Hinton</p>	<p>November 2020</p> <p>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.</p> <p>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.</p> <p>The P&T Officer has had response from Glen, the installer of Bus Stop. He feels that it should not be an issue with weight but would recommend a shelter with side panels (which Ashridge Road doesn't have). An alternative site of Shelter was put to Glen (The shelter at Waterloo Road). This was response from Glen; "that shelter would likely be more suitable, as it does indeed have half end panels. However, I would reiterate that we cannot offer any guarantee of suitability due to the added weight and we did previously say that we felt that an enclosed or a cantilever with full end panels would be preferable although we feel that the cantilever with half end panels would be the next best alternative.</p> <p>I would also comment that the shelter you are proposing is, I believe, quite old and the sealant round the top of the roof slab may require re-applying before a "green roof" with</p>
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WOKINGHAM TOWN COUNCIL

Monitoring Report: Planning & Transportation

Date: 30th September 2020

			<p>the resulting water is applied but this is something that your people could probably do. It is literally a bead of sealant around the roof edge where the roof slab sits in the roof perimeter extrusion to stop any rain ingress through the shelter.”</p> <p>The P&T Officer forwarded this to Cllr Hinton to see whether this work could be undertaken by Daniel at Sky Garden.</p> <p>At the Last meeting, Councillors agreed to have the installation and the cost of work at the Site at Waterloo Road.</p> <p>Due to the Covid-19 restrictions this has now been put on hold.</p> <p>Cllr Hinton has been in touch with supplier and they have said that they will be in a position in September to start this work.</p> <p>Cllr Hinton has been in touch with supplier and they are still currently furloughed.</p>
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WOKINGHAM TOWN COUNCIL

Monitoring Report: Planning & Transportation

Date: 30th September 2020

WTC strategy:

To encourage the life and vibrancy of Wokingham Town for its existing and future residents and businesses

What we will do:

- Strive to make our town a pleasant place to live in and move around
- Maintain and improve our town centre and recreational facilities
- Facilitate and enable the best use of our resources
- Ensure Wokingham Town Council is a great place to serve & work in
- Encourage the delivery of arts and culture throughout our town
- Maintain our traditions and making them accessible to all

P&T Strategy	Objectives	Metric
Strive to make our town a pleasant place to live in and move around	<i>We will proactively lobby for and respond to Planning and Transportation issues that significantly affect the ambience and/or congestion of Town Council Wards.</i> <i>We will develop relationships other external bodies where there is mutual gain in the Committee's co-operation to achieve our vision</i>	<i>% Applications where our comment is taken on board</i> <i>Number of representations made at WBC Planning Meetings</i> <i>Number of external planning briefings attended</i>
Maintain and improve our town centre and recreational facilities	<i>We will participate fully in all aspects of the Town Centre regeneration</i>	<i>Response rate to regeneration consultations and applications (target 100%)</i>
Facilitate and enable the best use of our resources	<i>We will ensure that Councillors have the necessary skills to fulfil their roles on Planning and Transportation issues and Committee participation</i>	<i>% Councillors trained</i>

White Paper: Planning for the Future

The document can be found at the following location;

<https://www.gov.uk/government/consultations/planning-for-the-future>

This consultation ends on 29th October. The following is a list of questions that can be responded to

Question List

Questions 1. What three words do you associate most with the planning system in England?

2. Do you get involved with planning decisions in your local area? [Yes / No] 2(a). If no, why not? [Don't know how to / It takes too long / It's too complicated / I don't care / Other – please specify]

3. Our proposals will make it much easier to access plans and contribute your views to planning decisions. How would you like to find out about plans and planning proposals in the future? [Social media / Online news / Newspaper / By post / Other – please specify]

4. What are your top three priorities for planning in your local area? [Building homes for young people / building homes for the homeless / Protection of green spaces / The environment, biodiversity and action on climate change / Increasing the affordability of housing / The design of new homes and places / Supporting the high street / Supporting the local economy / More or better local infrastructure / Protection of existing heritage buildings or areas / Other – please specify]

5. Do you agree that Local Plans should be simplified in line with our proposals? [Yes / No / Not sure. Please provide supporting statement.]

6. Do you agree with our proposals for streamlining the development management content of Local Plans, and setting out general development management policies nationally? [Yes / No / Not sure. Please provide supporting statement.]

7(a). Do you agree with our proposals to replace existing legal and policy tests for Local Plans with a consolidated test of “sustainable development”, which would include consideration of environmental impact? [Yes / No / Not sure. Please provide supporting statement.] 7(b). How could strategic, cross-boundary issues be best planned for in the absence of a formal Duty to Cooperate?

8(a). Do you agree that a standard method for establishing housing requirements (that takes into account constraints) should be introduced? [Yes / No / Not sure. Please provide supporting statement.] 8(b). Do you agree that affordability and the extent of existing urban areas are appropriate indicators of the quantity of development to be accommodated? [Yes / No / Not sure. Please provide supporting statement.]

9(a). Do you agree that there should be automatic outline permission for areas for substantial development (Growth areas) with faster routes for detailed consent? [Yes / No / Not sure. Please provide supporting statement.] 9(b). Do you agree with our proposals above for the consent arrangements for Renewal and Protected areas? [Yes / No / Not sure. Please provide supporting

statement.] 9(c). Do you think there is a case for allowing new settlements to be brought forward under the Nationally Significant Infrastructure Projects regime? [Yes / No / Not sure. Please provide supporting statement.]

10. Do you agree with our proposals to make decision-making faster and more certain? [Yes / No / Not sure. Please provide supporting statement.]

11. Do you agree with our proposals for accessible, web-based Local Plans? [Yes / No / Not sure. Please provide supporting statement.]

12. Do you agree with our proposals for a 30 month statutory timescale for the production of Local Plans? [Yes / No / Not sure. Please provide supporting statement.]

13(a). Do you agree that Neighbourhood Plans should be retained in the reformed planning system? [Yes / No / Not sure. Please provide supporting statement.] 13(b). How can the neighbourhood planning process be developed to meet our objectives, such as in the use of digital tools and reflecting community preferences about design?

14. Do you agree there should be a stronger emphasis on the build out of developments? And if so, what further measures would you support? [Yes / No / Not sure. Please provide supporting statement.]

15. What do you think about the design of new development that has happened recently in your area? [Not sure or indifferent / Beautiful and/or well-designed / Ugly and/or poorly-designed / There hasn't been any / Other – please specify] 16. Sustainability is at the heart of our proposals. What is your priority for sustainability in your area? [Less reliance on cars / More green and open spaces / Energy efficiency of new buildings / More trees / Other – please specify]

17. Do you agree with our proposals for improving the production and use of design guides and codes? [Yes / No / Not sure. Please provide supporting statement.]

18. Do you agree that we should establish a new body to support design coding and building better places, and that each authority should have a chief officer for design and place-making? [Yes / No / Not sure. Please provide supporting statement.]

19. Do you agree with our proposal to consider how design might be given greater emphasis in the strategic objectives for Homes England? [Yes / No / Not sure. Please provide supporting statement.]

20. Do you agree with our proposals for implementing a fast-track for beauty? [Yes / No / Not sure. Please provide supporting statement.]

21. When new development happens in your area, what is your priority for what comes with it? [More affordable housing / More or better infrastructure (such as transport, schools, health provision) / Design of new buildings / More shops and/or employment space / Green space / Don't know / Other – please specify]

22(a). Should the Government replace the Community Infrastructure Levy and Section 106 planning obligations with a new consolidated Infrastructure Levy, which is charged as a fixed proportion of development value above a set threshold? [Yes / No / Not sure. Please provide supporting statement.]

22(b). Should the Infrastructure Levy rates be set nationally at a single rate, set nationally at an area-specific rate, or set locally? [Nationally at a single rate / Nationally at an area-specific rate / Locally]

22(c). Should the Infrastructure Levy aim to capture the same amount of value overall, or more value, to support greater investment in infrastructure, affordable housing and local communities? [Same amount overall / More value / Less value / Not sure. Please provide supporting statement.]

22(d). Should we allow local authorities to borrow against the Infrastructure Levy, to support infrastructure delivery in their area? [Yes / No / Not sure. Please provide supporting statement.]

23. Do you agree that the scope of the reformed Infrastructure Levy should capture changes of use through permitted development rights? [Yes / No / Not sure. Please provide supporting statement.]

24(a). Do you agree that we should aim to secure at least the same amount of affordable housing under the Infrastructure Levy, and as much on-site affordable provision, as at present? [Yes / No / Not sure. Please provide supporting statement.]

24(b). Should affordable housing be secured as in-kind payment towards the Infrastructure Levy, or as a 'right to purchase' at discounted rates for local authorities? [Yes / No / Not sure. Please provide supporting statement.]

24(c). If an in-kind delivery approach is taken, should we mitigate against local authority overpayment risk? [Yes / No / Not sure. Please provide supporting statement.] 24(d). If an in-kind delivery approach is taken, are there additional steps that would need to be taken to support affordable housing quality? [Yes / No / Not sure. Please provide supporting statement.]

25. Should local authorities have fewer restrictions over how they spend the Infrastructure Levy? [Yes / No / Not sure. Please provide supporting statement.] 25(a). If yes, should an affordable housing 'ring-fence' be developed? [Yes / No / Not sure. Please provide supporting statement.]

26. Do you have any views on the potential impact of the proposals raised in this consultation on people with protected characteristics as defined in section 149 of the Equality Act 2010?

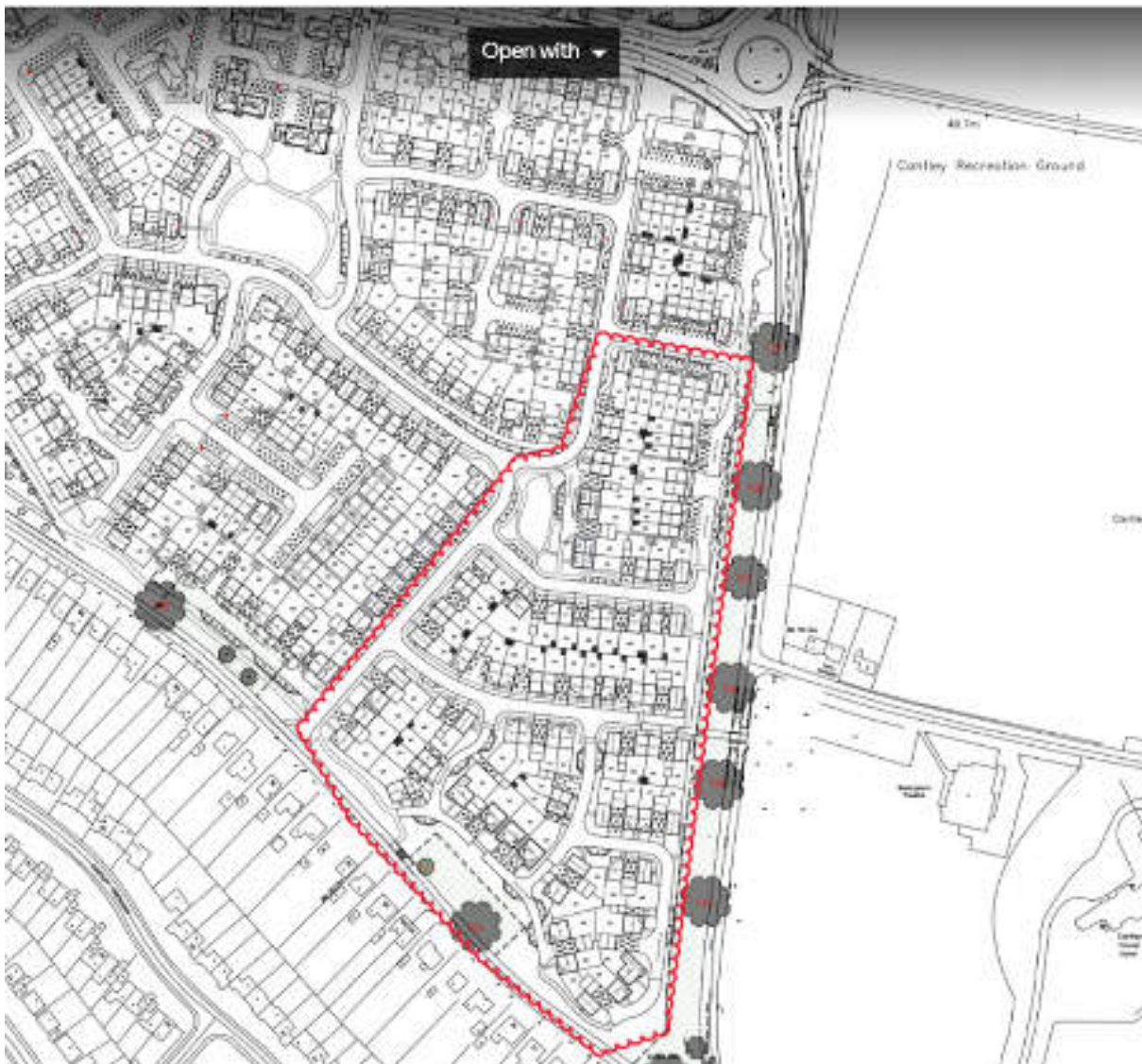
Street Naming for phase 5 Matthews green development

Wokingham Town Council have been asked to propose potential Street names for this development (and potentially other Roads in Wokingham Town)

A list of possible names would need to be supplied by 11th November 2020.

Criteria would be:

- Person will have to be deceased
- noteworthy contribution to local community
- reason for inclusion.



Detailed Income & Expenditure by Budget Heading 31082020

Month No: 6

Cost Centre Report

	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available
<u>401 Highways and Planning</u>					
4111 Bus Shelter Repairs	0	2,200	2,200		2,200
Highways and Planning :- Indirect Expenditure	0	2,200	2,200	0	2,200
Net Expenditure	0	(2,200)	(2,200)		
Grand Totals:- Income	0	0	0		
Expenditure	0	2,200	2,200	0	2,200
Net Income over Expenditure	0	(2,200)	(2,200)		
Movement to/(from) Gen Reserve	0				