

7th July 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 21:30

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 Maria Gee

Several members of the public joined and left the virtual meeting at various times.

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)

There was a member of the public that wanted to have a statement read out regarding an application we would be looking at later in the meeting (Agenda Item 8). This was for application **201326**. The Chairman agreed to read this statement when we discussed this application.

PLANNING & TRANSPORTATION COMMITTEE MINUTES (Agenda Item 4)

It was proposed by The Chairman and seconded by Cllr Tebboth and it was that the Minutes of the Planning & Transportation Committee meeting held on 2nd June 2020 (pages 16078 to 16083) be received as a true and correct record and that they be confirmed and signed by the Chairman.

**RESOLVED
30149**

MONITORING REPORT (Agenda Item 5)

The Monitoring Report dated 1st July 2020 was received and considered.

WOKINGHAM TOWN NEIGHBOURHOOD PLAN

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

CHAIRMAN'S INITIALS _____



ACTION P&T OFFICER

ADDING FLOWER DISPLAYS TO OUR BUS SHELTER ROOFS

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.

ACTION: P&T OFFICER

WOKINGHAM BOROUGH SPEED LIMITS (Agenda Item 6)

To discuss the speed limit review across Wokingham Borough.

Councillors will feedback to the review individually regarding their wards and It was decided that there would be a response from Wokingham Town Council P&T Committee. The Committee members would feedback to the P&T Officer who will collect the feedback and this would be sent on behalf of the Committee

ACTION:P&T COMMITTEE & P&T OFFICER

COMMITTEE'S BUDGET (Agenda Item 7)

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

PLANNING APPLICATIONS (Agenda Item 8)

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

**RESOLVED
30150**

201326 Land Adjacent To 1 Fernhill Cottages Toutley Road RG41 1QJ

Full application for phased development consisting of the proposed erection of 2 no. detached three bedroom dwellings with associated parking and new vehicular access

The Committee felt that this was an improvement on the previous application and that the issues that resulted in refusal by WBC had generally been met.

There was no Objection but there is concern regarding the safety of the exit onto Toutley Road **CP6 - Managing Travel Demand - f)** Enhance road safety.

201328 Quoin House Fishponds Road RG41 2QJ

Full application for the proposed change of use from offices (Use Class B1a) to a flexible dual use comprising an eye clinic with ancillary administration hub and warehousing (Use Class D1) with erection of associated bin store, or offices (Use Class B1a), plus changes to external plant and fenestration.

This application is supported by the Committee who welcome the creation of Jobs and bringing solid industry to the site.

CHAIRMANS INITIALS _____



201345 Fishponds Estate Fishponds Road RG41 2QJ

Full application for the proposed erection of a building consisting of 1 no. self-storage facility (Use Class B8) and 2 no. industrial units (Use Classes B1, B2 and B8) with associated hardstanding and soft landscaping, following demolition of existing units 718 and 720 Millars Business Park.

There are no objections however there are the following comments:

CP3 - General Principles for development - d) fauna and flora
The Committee would like the trees retained.

CP3 - General Principles for development - f) sense of place
The Committee would welcome the planting of a line of trees to mask the building from nearby housing.

The Committee would like due consideration given to the nearby Care Home during the building process.

201315 Ashridge Farm Warren House Road RG40 5QB

Application to vary condition 2 of Listed Building Consent 170884 for the proposed conversion of existing Listed barns/outbuildings to 5no dwellings involving a single storey extension to the rear of 2 outbuildings in connection with their conversion. Condition 2 refers to the list of approved plans. The proposed variation relates to an amendment to the application site boundary in conjunction with repositioning the location of the visitor parking spaces and car port.

There are no objections however there is the following comment.

CP6 - Managing Travel Demand - f) Enhance road safety
concerns regarding vehicles exiting from 2 entrances onto a sharp bend in Wiltshire Road near Benning Way.

201146 27 Denmark Street RG40 2AY

Full planning application for the proposed change of use from use class A1 (Retail) to a mixed use class (A1, A2, A3, A4 and A5).

There are no objections however there are the following comments.

The opening hours are unknown and would like some clarification on this when available.

It is welcomed that this will bring another business into the town.

CHAIRMANS INITIALS _____



201499 52 Langborough Road RG40 2BT

Full planning for the proposed sub-division of existing 6-7 bedroom dwelling and minor extensions to form 2 no. dwellings (1 no. 3 bedroom and 1 no. 1 bedroom) with associated private amenity space, parking and landscaping.

The Committee have no objections but would suggest the residents at the property be entitled to a local parking scheme in one of the local car parks to alleviate street side parking

201523 Unit 7a Elms field RG40 2FE

Application to vary condition 17 of planning permission 153125 (a mixed use, town centre development) to allow deliveries to and from Unit 7a to take place between the hours of 07:00 and 16:00 seven days a week.

The Committee object to this application as the opening times are not consistent with nearby similar businesses and this sets a precedent. If other businesses follow, then this will impact local residents with more noise and disturbance particularly on Sundays and bank holidays.

201515 Ashridge Farm Warren House Road RG40 5QB

Full application for the erection of 165 dwellings comprising a mix of 1,2,3 & 4 beds with associated landscaping, parking, open space, drainage; construction of a new access onto Warren House Road; provision of an area of Suitable Alternative Natural Greenspace (SANG) and all other associated development works (including demolition of existing buildings and provision of temporary site sales).

The Committee object to this application on the following.

CP3 - General Principles for development h) provide community facilities
There are no shops for the community in the application.

CP1 – Sustainable development 8) pollution (including noise)

The site surrounds a sewage works which will cause smell pollution to residents. When originally built the Sewage works were out in a secluded place for a reason. It is unlikely that this smell can be reduced but any mitigation to this would be welcomed.

CP1 – Sustainable development 10) attractive, safe, secure

There is concern that pedestrian access to the SANG will be safe and adequate
There is also concerning safe pedestrian walkway from the development into Town.

The Committee were pleased to see that there was good cycle parking provision

The Committee were pleased to see affordable rented housing as part of the development.

CHAIRMANS INITIALS _____



The Committee have concerns regarding the number of electric vehicle provision especially as ownership of these vehicles will be increasing over the next decade.

The Committee have concerns regarding the ecological and biodiversity reports as its not clear whether these are suggestions or whether these will be followed through.

ACTION: P&T OFFICER

INFORMATION ITEMS (Agenda Item 8)

Cllr Lack asked for an item to be put on the next P&T Agenda. Whether it would be possible to fund consulting if it was required by the Committee for example to get an expert opinion on a major development. The P&T officer will find out what the likely costs will be and whether the finances would be available for this.

The Chairman stated that there had been a denial of WTC P&T Committee members speaking at WBC planning meetings on applications. Cllr Maher was hoping to speak at the next WBC planning meeting, but this was not allowed. This is impacting parish councillors and the voice of local councils.

During tonight's meeting there was a member of the public that joined late and Cllr Hinton thought that the procedure should be to not allow them to join. He wasn't sure if this was the case for both normal and virtual meetings. The P&T Officer will find out what the correct procedure is.

ACTION: P&T OFFICER

CHAIRMANS SIGNATURE _____

CHAIRMANS INITIALS _____

