

6th November 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 21:20

PRESENT

Chairman: **Cllr I Shepherd-Dubey**

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

IN ATTENDANCE

Technical Officer (P&T Officer) – Miles Thorne
Cllr M Gee

APOLOGIES FOR ABSENCE (Agenda Item 1)

Cllr M Fumagalli

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
30212**

It was proposed by The Chairman and seconded by Cllr N Fox and it was that the Minutes of the Planning & Transportation Committee meeting held on 6th October 2020 (pages 16164 to 16168) 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 30th September 2020 was received and considered.

WOKINGHAM TOWN NEIGHBOURHOOD PLAN

The Committee would like this to stay on the Monitoring Report. There are major changes to the Planning system currently going through and the outcomes of these changes may have impact on any decision. This will stay on the Monitoring Report for updates. The Councillors would like a decision made at the next meeting if possible.

CHAIRMANS 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 are back on furlough due to latest Government instructions on Covid19. Cllr Hinton has sought out other possible suppliers and will contact them to see whether another supplier is a possibility.

ACTION: CLLR HINTON, P&T OFFICER

CHANGES TO THE ROAD LAYOUT IN ROSE STREET (Agenda Item 6)

To discuss the proposed layout changes to Rose Street as proposed by Wokingham Borough Council. This phase of the consultation ends on the 30th November 2020.

It is an improvement to what exists but there are several improvements to the design that should be made.

There were concerns that the position of the proposed crossing was not in the correct position. It was thought that it should be positioned in the natural route pedestrians will take. This would be between Old Row Court and Peach Place.

There are concerns for pedestrian safety and would like it made clear for motorists that pedestrians are crossing. Perhaps a Zebra crossing could be installed?

There could be signs for motorists to make them aware as they approach.

There should be tactile paving incorporated in the design.

There will be a loss of a resident parking place. Could this be replaced?

There are concerns that the width would be very narrow for vehicles passing through and this could be a safety issue.

There are concerns as this is 2-way traffic it could be dangerous, and some sort of control should be incorporated.

ACTION:P&T OFFICER

CHAIRMANS INITIALS _____



STREET NAMING FOR MATTHEWSGREEN PHASE 5 (Agenda item 7)

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 person's name recommended is deceased, had a noteworthy contribution to the community and the reasons for inclusion.

In the previous meeting the Chairman suggested the following names;

Robert Wyatt and **Ann Davis**. Both are past Wokingham Town Mayors and distinguished figures in Wokingham.

Cllr Tebboth suggested **James Box**, the Wokingham Town Councillor who sadly died this year, while a member of the current Council. Cllr Tebboth said that this would be supported by his family.

The additional names have been suggested.

Helen Power Past Wokingham Borough Councillor for Evendons
James Furlong Wokingham Teacher at Holts school

Cllr Hinton raised an issue that the existing list includes names that have already been used in Wokingham. The P&T Officer will check the list details before forwarding to WBC.

ACTION: P&T OFFICER

COMMITTEE'S BUDGET (Agenda Item 8)

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

PLANNING APPLICATIONS (Agenda Item 9)

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

**RESOLVED
30213**

CHAIRMANS INITIALS _____



202285 Land Adjacent to No165 Reading Road

Full application for the erection of a new boundary fence to the South East of the dwelling taking amenity land as garden with the erection of a 1.8M close board wooden fence, utilising concrete fence posts and gravel boards. The Fence will be set back from the footpath. Between the footpath and the new fence Laurel will be planted. This will be managed to become a continuation of the Laurel hedge currently covering the first 13 metres of the boundary. The new fence and hedge will extend through to the electricity substation

The Committee have no objections but would like confirmation that the hedge would be maintained.

202633 1 Elmley Close RG41 1HP

Householder application for the proposed two storey side extension, single storey rear extension to existing dwelling, conversion of existing garage to create habitable accommodation, alterations to existing porch to form canopy roof, plus new vehicular access, driveway and boundary wall.

The Committee thought this unneighbourly proposal and was not in keeping with the area.

There were objections to the design for additional parking that would require reversing in. The fence line will make it dangerous for traffic.

CP6 - Managing Travel Demand -

- d) appropriate vehicular parking
- f) Enhance road safety

202757 26 - 38 Peach Street RG40 1XG

Full Planning application for the proposed external alterations, refurbishment and part change of use of existing buildings to provide a mixed-use development for town centre uses (Class E) including shops, offices and gym; and continued use of car park as a town centre car park.

The Committee thought it was an improvement on what exists and approve of the design of the front elevation. However, the rear elevation was seen as awful and would like more of a replication of the front elevation, so the following objections have been raised;

CP3 - General Principles for development

- f) sense of place

CP14 - Growth and Renaissance of Wokingham Town Centre

- 2) historic quality and interest
- 4) provides and maintains: (j) design quality

CHAIRMANS INITIALS _____



It was thought that it was a wasted opportunity for solar panels to be included on the roof and that these should be added to the design.

There was support for the secure cycle storage.

The Committee would like assurance that the allocated disabled parking bays would be available during construction.

There is concern that there are too many Gyms in Wokingham Town with this addition. It was seen as a waste of other use, such as an indoor Market.

200700 1 Barkham Road RG41 2XR

****UPDATED PLANS******

Full application for the proposed erection of 14 flats, 6 no. one bedroom flats, 8 no. two bedroom flats, car parking and landscaping, following the demolition of existing buildings.

The Committee will add the following comments to original comments given;

Although the additional affordable home has been added and is a step in the right direction it was thought another additional affordable home should be added.

Ideally there would be a lift included in the design.

There should be Solar Panels on the roof.

The addition of another electrical charging point is welcomed.

201515 Ashridge Farm Warren House Road RG40 5QB

*****UPDATED APPLICATION***UPDATED LAYOUTS**

Full application for the erection of 157 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 and Bell Foundry Lane; 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).

To add to the Committees previous comments the following will be added;

The developers own report, on odour impact, states that there will be unpleasant levels of smell from the adjoining Sewage Works.

Could a cycle path be added to Warren Path Road.

CHAIRMANS INITIALS _____



192928 Land south of Wokingham East of Finchampstead Road
****Updated Application****

A full planning application for the construction of the South Wokingham Distributor Road (SWDR) between Finchampstead Road and Waterloo Road, including a link to Heathlands Road, together with associated works including demolition of Nos 76A and 76B Finchampstead Road. The SWDR will comprise a single carriageway, approximately 2.4 km length and will also include a shared 3m wide cycle lane/foot way.

The Committee would like the additional comments added;

It has become clear that It fails to meet with the government's demand for better cycling infrastructure. Last time we asked for a separate cycling lane, ignored. There must be a separate cycling lane and the roundabouts need to be properly designed for cycling traffic (dutch roundabout).

There is also a requirement to have a place to safely walk horses along the route.

So, the following objections.

CP6 - Managing Travel Demand

- a) sustainable forms of transport
- c) Improve existing infrastructure network
- e) adverse effects on transport network
- f) Enhance road safety
- g) highway or environmental problems

There are also safety concerns with large high sided lorries using the road and going through to roads with low bridges. Ideally there should be warnings for this added prior to the Tesco roundabout so there is awareness.

Finally as this will be a major road within Wokingham, the Committee would like to put forward a name for this road. Cllr Bob Wyatt was the longest serving Councillor at Wokingham Town Council. He was the Town Mayor and was the first Honorary Alderman in Wokingham Borough. The Committee propose that it be appropriate for the road be named after Cllr Bob Wyatt if possible.

202730 3 Market Place RG40 1AL

Application for Listed Building consent for the proposed painting of the shopfront.

The Committee were glad to see this continuing as a business in the Town. There are some concerns regarding the mention of a Satellite dish fixed to the building bearing in mind it's a Listed Building.

ACTION: P&T OFFICER

CHAIRMANS INITIALS _____



INFORMATION ITEMS (Agenda Item 8)

There was a request from Town Clerk Jan Nowecki that it was an option for Committee to discuss with developer for Planning Application **202757**. As this was discussed previously in this meeting this was not seen as required by the Committee.

Cllr Tony Lack asked the following query. On Toutley Road going into Emmbrook there is a 20mph sign on the left but not the right side of the road, does this mean it is not a legal requirement? The chairman stated that the 20mph limit is not enforceable but recommended.

Cllr Daniel Hinton asked why some shop frontage changes within the heritage area are not brought before Committee. He noted that one 'Green Chili' formerly 'Taj Mahal' In Denmark Street had changed a Neon sign recently. The Chairman believed it may have been added without permission and will follow this up.

ACTION: CHAIRMAN, P&T OFFICER

CHAIRMANS SIGNATURE _____

CHAIRMANS INITIALS _____

