

# 15<sup>th</sup> December 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 and Cllr M Fumagalli

## **IN ATTENDANCE**

Technical Officer (P&T Officer) – Miles Thorne

## **APOLOGIES FOR ABSENCE (Agenda Item 1)**

Cllr D Hinton

## **MEMBERS' INTERESTS (Agenda Item 2)**

None

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

Cllr Fumagalli was wondering whether a Greggs delivery van should be on the Market Place as he had seen today. The Chairman stated that they can go across the Market for deliveries.

Cllr Malvern asked why the Planning Application that was discussed in last month's meeting – 202633 1 Elmley Close. The P&T Officer stated that he had contacted WBC and that they had removed the Application from the system as it was invalid.

Cllr Malvern wanted an update to the question that Cllr Lack asked in the last meeting regarding the 20mph speed limit in Toutley Road whereby the sign was only on one side of the road. The Chairman is investigating this and will update the Committee when she has an answer.

## **PLANNING & TRANSPORTATION COMMITTEE MINUTES (Agenda Item 4)**

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 6<sup>th</sup> November 2020 (pages 16184 to 16190) be received as a true and correct record and that they be confirmed and signed by the Chairman.

## **MONITORING REPORT (Agenda Item 5)**

**RESOLVED  
30235**

CHAIRMANS INITIALS \_\_\_\_\_



The Monitoring Report dated 9<sup>th</sup> December 2020 was received and considered.

## **WOKINGHAM TOWN NEIGHBOURHOOD PLAN**

The Committee would like this to be removed from the Monitoring Report. This will be reviewed in the future and added again if necessary.

**ACTION P&T OFFICER**

## **ADDING FLOWER DISPLAYS TO OUR BUS SHELTER ROOFS**

There was no update.

**ACTION: CLLR HINTON, P&T OFFICER**

## **Greenways Route B Proposed Public Path Creation Order (Agenda Item 6)**

To discuss the proposed Greenway Route B parallel to Jubilee Avenue and opposite Joel Park as proposed by Wokingham Borough Council.

The Chairman informed the Committee of the history of the trees planted along Jubilee avenue by Wokingham Town Council in 1935.

The Committee felt that there were not enough details in the diagrams or information supplied by Wokingham Borough Council to make full comments on the proposal.

The Committee felt that there would be enough room on the road to include a cycleway there instead of the proposal route.

The Committee would like to know what other options have been considered.

The Committee need reassurance that the historic trees will be protected, and the shrubbery is maintained.

**ACTION:P&T OFFICER**

## **COMMITTEE'S BUDGET (Agenda Item 7)**

A report on the Committee's budget as of 30<sup>th</sup> November 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  
30236**

### **202901 Walnut Court Rose Street RG40 1XU**

Full planning application for the proposed raising of existing roof to create first floor office space, with two storey side extension to existing building, changes to fenestration and relocation of exiting shed.

CHAIRMANS INITIALS \_\_\_\_\_



The Committee would like the following to be considered if this application goes ahead;

The tree to be retained and looked after during the building works.

**203033                      70 Rose Street RG40 1XU**

Application for Listed Building consent for the proposed single storey rear extension to include rooflight following part demolition of existing extension.

The Committee are concerned that there are plans to remove a wall that may be original and that there is planned use for UPVC windows and so are objecting on the following;

CP3 - General Principles for development - c) Have no detrimental impact upon important ecological, heritage, landscape (including river valleys) or geological features or water courses.

The development to be in line with the Heritage Plan - TB24.

As this is a Grade II Listed Building, any work carried out should be done sympathetically to its status.

**203094                      Ascot House Finchampstead Road RG40 2NW**

Prior approval submission for the proposed change of use from office (Use Class B1(a)) to 21no. residential units (Use Class C3).

The Committee object to this proposal on the following.

The Committee are concerned that although there is not any direct indication on size the apartments look very small and maybe smaller than the minimum requirements.

The Car parking does not include any visitor parking.

That there is no allocation for Amenity space.

There are also concerns on the following;

That the basement may be used for a bedroom.

**203177                      Garth House 53 Denmark Street RG40 2AY**

Full planning application for the change of use of strip of land to residential, plus single storey rear extension with balcony including railing above, changes to fenestration, roof canopy above the front entrance and a roof top safety railing. (Retrospective)

CHAIRMANS INITIALS \_\_\_\_\_



The Committee object to this application on the following;

Although the plans show Bin Storage there are bags of rubbish strewn around and no bins.

The balcony does not have sufficient privacy protection.

**203139                      Morrisons Woosehill Shopping Centre Woosehill**

Full planning application for the installation of a barber's pod within the existing Morrisons car park

The Committee support this application. However, they would like the Pod to be integrated into mains electricity rather than the use of a generator.

**202483                      11 Evergreen Way RG41 4BX**

Full planning application for change of use of amenity land to residential garden, repositioning of existing fence to reflect new residential curtilage and erection of a single storey rear extension, part two storey side extension, erection of single storey garage to front of dwelling to replace existing garage following demolition of existing single storey garage. 3no roof lights to main roof, pitched roof to front facing dormer to create habitable accommodation and changes to fenestration.

The Committee would like the path access maintained to a one metre gap.

**203223                      27 Easthampstead Road RG40 2EH**

Full application for the proposed erection of 1no. five bedroom dwelling, following demolition of existing dwelling.

No Comments

**203302                      13 Market Place**

Full application for the proposed installation of 2 no. front dormer windows.

No Comments

**ACTION: P&T OFFICER**

**INFORMATION ITEMS (Agenda Item 8)**

The P&T Officer announced that there will be an Agenda item on the next meeting to discuss the Wokingham Town Council Strategic Principles and how they will fit in with our Committee Meetings going forward in 2021.

CHAIRMANS INITIALS \_\_\_\_\_



Cllr Tebboth announced that she will be talking at the WBC meeting Wednesday 16<sup>th</sup> December regarding the Ashridge Farm Development Application on behalf of Wokingham Town Council.

**ACTION: P&T OFFICER**

CHAIRMANS SIGNATURE \_\_\_\_\_

CHAIRMANS INITIALS \_\_\_\_\_

