

7th June 2022

Minutes of the proceedings of the PLANNING & TRANSPORTATION COMMITTEE meeting held on this day in the Diamond Jubilee Room, Town Hall, Wokingham from 19:30 to 20:50

PRESENT

Chair: Cllr N Fox

Councillors: Cllr K Malvern, Cllr A Tebboth, Cllr L Forbes, Cllr P Hornsby, Cllr M Fumagalli, Cllr D Hinton.

IN ATTENDANCE

PT Officer

APOLOGIES FOR ABSENCE (Agenda Item 1)

Cllr P Dennis

Cllr I Shepherd-Dubey

MEMBERS' INTERESTS (Agenda Item 2)

No interests were declared.

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

None

ACTION: PT OFFICER

PLANNING & TRANSPORTATION COMMITTEE MINUTES (Agenda Item 4)

**RESOLVED
30472**

It was proposed by the Chair and seconded by Cllr Tebboth and it was that the minutes of the Planning & Transportation Committee meeting held on 13th April 2022 (pages 16516 to 16520) be received as a true and correct record and that they be confirmed and signed by the Chair.

ACTION: PT OFFICER

MONITORING REPORT (Agenda Item 5)

The Monitoring Report dated 27th May 2022 was received and considered.

SECURE BICYCLE STORAGE IN WOKINGHAM TOWN

CHAIRMANS INITIALS _____



The PT Officer stated that there had not been any updates and clarified that funding will be available in October of this year. The remaining items to be resolved are location and pricing for hire. It is hoped that the location can be Town central.

Cllr Hinton raised a question as to whether the lockers would require power to operate. The PT officer stated his understanding was that it was not required but he will check with supplier.

ACTION: P&T OFFICER

**PROPOSED TELECOMMUNICATION DEVELOPMENTS
(Agenda Item 6)**

To receive and consider pre application information on proposed telecommunication installations in 2 locations within Wokingham Town. Meadow Road Emmbrook and Eastheath Avenue on Molly Millars Lane.

The PT officer explained that since the agenda has been sent out both were now applications listed on Wokingham Borough Council Planning Portal so the Committee can discuss and comment as they would on a normal planning application. The Committee agreed and these two installations were discussed as planning applications in addition to those in Agenda item 8.

221701 Land at the Junction of Woosehill Lane and Meadow Road RG41 2TT

Application for prior notification of the proposed erection of a 15m telecommunications mast and 3No equipment cabinets.

The Committee understand that there is a requirement for these installations but would always look for these to be located away from residential areas as much as is possible.

Have any other nearby locations been investigated as alternative locations?
Would the car park area behind the shops be a viable alternative?

221631 Land Off Eastheath Avenue RG41 2PP

Prior approval submission for the proposed installation of a new 20m monopole tower to support antenna, associated radio-equipment housing and ancillary development.

The Committee understand that there is a requirement for these installations but would always look for these to be located away from residential areas as much as is possible.

Have any other nearby locations been investigated as alternative locations?
If the location was moved several metres, it would be away from residential area and in an industrial area.

CHAIRMANS INITIALS _____



ACTION: P&T OFFICER

COMMITTEE'S BUDGET (Agenda Item 7)

A report on the Committee's budget as of 30th April 2022 was received.

Cllr Malvern thanked the PT Officer for supplying a list of the Bus Shelters that are maintained by Wokingham Town Council and adding this list to the Wokingham Town Council website. As a follow-up Cllr Malvern asked if there could be a survey as to the maintenance of these shelters.

There was a discussion as to why the Town Council are responsible for these shelters. The PT Officer will find out the history of this this as well as following up on Cllr Malvern's request.

ACTION: P&T OFFICER

PLANNING APPLICATIONS (Agenda Item 8)

**RESOLVED
30473**

The following applications were received and considered, and it was that the Committee would make comment as shown. This includes the two applications discussed earlier in Agenda Item 6 (221701 & 221631).

221176 1-2 Market Place Wokingham RG40 1AL

Application for advertisement consent for 1 no. non-illuminated ATM customer information sign.

No Comments

221089 65-67 Peach Street Wokingham RG40 1XP

Full application for the proposed change of use from a nail bar (Use Class Sui Generis) to commercial, business and service use (Use Class E).

No Comments

221270 Wescott Infant School Wescott Road Wokingham RG40 2EN

Application for Listed Building consent for the proposed erection of fencing and gates to replace existing boundary treatments on the southern-eastern, north-eastern and part of the south-western boundaries.

The Committee understand the safeguarding issues and their requirements but think that the fencing could be implemented in a more sensitive way as this is a listed site.

The Committee object as it is not in keeping with a heritage site.

CHAIRMANS INITIALS _____



221409 Nigra House Mulberry Business Park Fishponds Road RG41 2GY

Full planning application for the proposed demolition of Nigra House and the erection of 12 no. employment units (Use Classes E (g) (ii) and (iii) and B8) with new vehicular access and associated works including car parking, servicing and landscaping.

The Committee were pleased to see that this was not a convert to residential and that it will be kept as an industrial site.

If any trees are removed, they must be replaced.

221370 7 Hutsons Close Wokingham RG40 1QB

Full application for the proposed subdivision of the site and erection of a part single part two storey side/rear extension to form 1 no. dwelling following demolition of existing single storey garage/dining room and front canopy roof, plus erection of a single storey front extension to form a porch and a single storey rear extension to the existing dwelling.

The Committee object to this application as it would be an over large development not in keeping with the local area. There are also concerns regarding loss of amenity land and loss of a tree where parking area will be.

CP3 - General Principles for development - a) mass

221169 Carnival Swimming Pool Wellington Road RG40 2AF

Application for advertisement consent for 2no. externally illuminated fascia signs.

No Comments

221210 15 Market Place Wokingham RG40 1AL

Application for Listed Building consent for the proposed installation of 2 no. pole-mounted satellite dishes at first floor level and 3 no. air condenser units at ground floor level to the rear of the building, following removal of the existing 2 no. condenser units, plus internal alterations.

The Committee have some concerns regarding care required when fixing the satellite dishes to a listed building.

221646 Land adjacent to Northway Woosehill RG41 3UD

Application for prior notification of the proposed erection of a 15m telecommunications mast and 3 additional cabinets.

The Committee understand that there is a requirement for these installations but would always look for these to be located away from residential areas as much as is possible.

CHAIRMANS INITIALS _____



Have any other nearby locations been investigated as alternative locations?

The Committee object on the following.

Location – If this was moved a short distance it could be placed on Woosehill Spine road, away from residential area.

The road is busy, and location is on a curve this is potentially dangerous for pedestrians including school children because of a line of sight issue.

ACTION: P&T OFFICER

INFORMATION ITEMS (AGENDA ITEM 9)

Cllr Malvern informed the Committee that he attended a drop-in meeting for residents by Berkeley Homes. This was a presentation on a potential development at Blagrove Lane. There is no date known as yet when this will be listed as a planning application.

CHAIRMANS SIGNATURE _____

CHAIRMANS INITIALS _____

