



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**

29th June 2022

Dear Councillor

You are hereby summoned to attend the meeting of the **Planning & Transportation Committee** to be held in the **Council Chamber, Town Hall, Wokingham** at **7.30pm** on **Tuesday 5th July 2022** 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 meetings of this Committee held on 7th June 2022 (pages 16548 to 16552) copy attached as a true and correct record.

5 MONITORING REPORT

To receive and consider the Monitoring Report dated 29th June 2022.

6 PROPOSED DEVELOPMENT AT WELLINGTON ROAD

To receive and consider pre application information on proposed residential development at Wellington Road junction with Station Road and Park Road.

7 BUDGET REQUEST FOR SPEEDWATCH SIGNS AND EQUIPMENT

To receive and consider a request for a budget (2023-24) primarily for signs on the access points to Wokingham Town and secondary a mobile speed camera.

8 COMMITTEE'S BUDGET

To receive and consider a report on the Committee's budget as of 29th June 2022 (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 (Chair), Matteo Fumagalli, Daniel Hinton, Lynn Forbes, Peter Hornsby, Keith Malvern, Abby Tebboth and Imogen Shepherd-Dubey.

Copy to: Ms Sally Gurney, Cllr Maria Gee

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).

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 _____



WOKINGHAM TOWN COUNCIL

Monitoring Report: Planning & Transportation

Date: 29th June 2022

Date Action Agreed	Item for Action (to include any resolution number)	Person Actioning	Proposed Completion Date	Progress
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WOKINGHAM TOWN COUNCIL

Monitoring Report: Planning & Transportation

Date: 29th June 2022

<p>29 Sep 2021</p>	<p>SECURE BICYCLE STORAGE IN WOKINGHAM TOWN</p>	<p>PT Officer</p>	<p>October 2022</p>	<ul style="list-style-type: none"> • To investigate possibility of installing secure bike racks in town centre • Research being undertaken including other local authorities and with WBC • Cllr Dennis & PT Officer to continue research January 2022 • Project to be referenced in Residents' Survey 2022 • Budget will need to be sought in-year as appropriate • January 2022 had meetings with Cllr Dennis and with 2 suppliers (Bikeaway and Lock-it Safe). I will attach a document to the Agenda with updates on these along with progress on the project. • February 2022 had meetings with two new possible suppliers (FalcoPod & Spokesafe). I will attach document to Agenda with details. • March 2022 – Meetings have been held between Councillors, Spokesafe and My Journey Wokingham. Town Clerk & Technical Officer's Report to be received and discussed at Agenda Item 6. • April 2022 – The Committee resolved to support the proposal funded by the MyJourney grant for 8 Secure Cycle Lockers within the Town Centre. The money from the grant will be available in October 2022.
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WOKINGHAM TOWN COUNCIL

Monitoring Report: Planning & Transportation

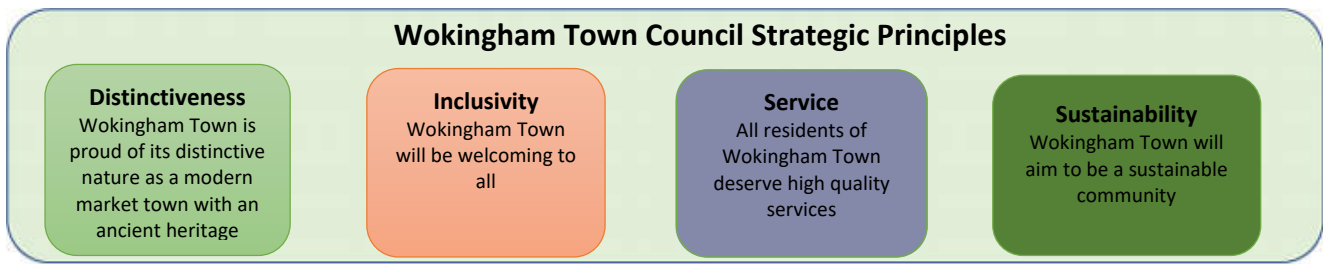
Date: 29th June 2022

				<ul style="list-style-type: none"> • The location for the shelter has yet to be finalised but is hoped to be in one of the Town Centre car Parks. • The cost of hire has also to be finalised.
20 June 2022	Bus Shelters maintenance	PT Officer, Cllr Malvern	Sep 2022	<ul style="list-style-type: none"> • To complete a survey of condition and any repairs\maintenance required on the Bus Shelters in the control of Wokingham Town Council. • To keep this list updated. • Cllr Malvern has started this process by visiting and recording status at each of the shelters. • The PT Officer will create a document to record this information and keep document updated.

WOKINGHAM TOWN COUNCIL

Monitoring Report: Planning & Transportation

Date: 29th June 2022



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	<p><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></p> <p><i>We will develop relationships other external bodies where there is mutual gain in the Committee's co-operation to achieve our vision</i></p>	<p><i>% Applications where our comment is taken on board</i></p> <p><i>Number of representations made at WBC Planning Meetings</i></p> <p><i>Number of external planning briefings attended</i></p>

WOKINGHAM TOWN COUNCIL

Monitoring Report: Planning & Transportation

Date: 29th June 2022

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>
Ensure climate change implications are considered when reviewing development applications	<p><i>Committee focused on considering and supporting climate friendly initiatives.</i></p> <p><i>Committee trained to best understand climate change impact on development.</i></p> <p><i>Feedback on applications includes appropriate comments/material considerations.</i></p> <p><i>Responses to planning applications demonstrates commitment to improving development and aligning with climate emergency targets.</i></p>	<i>All applications discussed will have Climate Change implications included..</i>

Proposed Development at Wellington Road

Feedback has been requested from Wokingham Town Council P&T Committee on a proposed development at Wellington Road.

The slides from the display board will be presented in the meeting. Below are some comments from Wokingham Borough Council to supplement the slides

There are 17 flats, which include 6x 1bed, 10x 2bed and 1x 1bed wheelchair accessible flat. It will all be affordable housing.

The display board states that some of the flats will be for shared ownership but we are now considering all social rented.

The number of parking spaces is 15 (it says 17 on the board but Highways have asked us to make some changes which has resulted in the loss of 2 spaces).

It is possible to allocate some of the flats to people without cars through a local lettings policy, so this is being considered as an option to help alleviate the Park Road/Avenue residents' perceived issue of tenants parking on their road.

There is also a commercial unit/s on the ground floor on the corner of Wellington Road and Station Road which is intended to create an active frontage and a better gateway into Wokingham when arriving from the train station.



Wokingham Town Council

Technical Officer's Report 06/2022

To: Planning & Transportation Committee

Date: 28th June 2022

Subject: Speedwatch Signs

1. PURPOSE OF REPORT

- 1.1 To offer a main proposal to provide funds for Speedwatch signs within Wokingham Town.
- 1.2 To offer a secondary proposal to provide funds for a mobile speed camera.
- 1.3 To enable the committee to decide the viability of the project.

2. BACKGROUND

- 2.1 The community Speedwatch scheme provides communities with equipment and training to monitor speeding in their area. This scheme is backed by the Police and in Wokingham's case Thames Valley Police.
- 2.2 Wokingham have an active speedwatch group with volunteers and access to speed recording equipment but require funding to enable signs regarding Speedwatch to be placed around Wokingham Town boundary.
- 2.3 The volunteers within the group are appropriately trained in the use of detection equipment.
- 2.4 A secondary request is funding for a mobile speed camera device. Currently a device is shared with Shinfield Parish Council.
- 2.5 Agreement to this proposal would enable this to be presented to the Finance & Personnel Committee for funding on the Planning & Transport budget for 2023-2024.

3. CURRENT POSITION

- 3.1 Information on the Wokingham Speedwatch has been passed to the P&T Committee via a local councillor. The requests are to enable the volunteers to work more efficiently and not have to put up temporary signage each time they go out.
- 3.2 The main request is for permanent signage placed on main entry points to Wokingham Town. This would include the following locations.

1. Town boundary on Reading Road
2. Entry to the new road going from Reading Road to Toutley
3. Town Boundary on Barkham Road
4. Twyford Road approaching Cantley
5. Town Boundary on London Road
6. Town Boundary on Easthampstead Road
7. Town Boundary on Finchampstead Road
8. Forest Road at Changa garage heading towards Wiltshire Road

This would ensure that drivers within the Town Boundary would be aware that they are in a Speedwatch area, and the volunteers would not have to place temporary signs whilst using the mobile speed camera.

- 3.3 A source recommended by speedwatch for signage have costings which are outlined in section 4 below.

3.4 A secondary request is for a portable speed detection camera. Currently this is shared with another local Council. The one used is a Sentinel unit.

3.5 The approximate cost of a Sentinel Unit is in section 4 below.

3.6 More information on Speedwatch can be found at - <https://communityspeedwatch.org>

3.7 As well as the cost of the signage and fixing there will need to be a small budget for maintenance.

3.8 There is a requirement to liaise with Wokingham Borough Council regarding the placement and installation of this signage.

4. FINANCIAL IMPLICATIONS

4.1 Dependant on what sign type required and size the cost would be between £200 and £800 for the signage.

4.2 That would need to be a budget for installing the signage and maintenance.

4.3 The current cost of a mobile camera is approximately £4000 including VAT.

Speedwatch Signage estimated costs



Post Mount Type	Size	Cost	Cost X 8
	600 x 150 mm	£43	£344
	420 x 620 mm	£68	£544
	1200 x 300mm	£101	£808
Wall Mount Type	Size	Cost	Cost X 8
	600 x 150 mm	£24	£192
	420 x 620 mm	£46	£368
	1200 x 300mm	£65	£520
Estimated Cost	Installation	£400	
Estimated Cost	Mobile Speed Camera	£4,000	

5. RECOMMENDATIONS:

For the Committee to recommend adding budget to P&T budget for 2023-24 for Speedwatch signage for Wokingham Town and to consider the additional mobile speed camera to be used by Wokingham Speedwatch group.

06/06/2022
11:21

Wokingham Town Council

Detailed Income & Expenditure by Budget Heading 31/05/2022

Month No: 2

Cost Centre Report

	Actual Last Year	Actual Year To Date	Current Annual	Variance Annual	Committed Expenditure	Funds Available
<u>401 Highways and Planning</u>						
4111 Bus Shelter Repairs	625	0	2,200	2,200	625	1,575
Highways and Planning :- Indirect Expenditure	625	0	2,200	2,200	625	1,575
Net Expenditure	(625)	0	(2,200)	(2,200)		
Grand Totals:- Income	0	0	0	0		
Expenditure	625	0	2,200	2,200	625	1,575
Net Income over Expenditure	(625)	0	(2,200)	(2,200)		
Movement to/(from) Gen Reserve	(625)	0				