

6<sup>th</sup> September 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 P Hornsby, Cllr P Dennis, Cllr I Shepherd-Dubey & Cllr K Malvern.

**IN ATTENDANCE**

PT Officer

Cllr A Mather

Member of the public

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

Cllr L Forbes

Cllr A Tebboth

Cllr D Hinton

Cllr M Fumagalli

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

No interests were declared.

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

None

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

At the last Full Council meeting on 26<sup>th</sup> July there was a comment made on the last P&T Committee minutes from Cllr N Campbell-White to Agenda item 6 (proposed development at Wellington Road) as follows.

Cllr Campbell-White queried about comments within the minutes and asked for clarification about why the committee felt the application was 'improved' and also whether WTC has sent comments back to WBC in relation to environmental standards, lift and removal of trees.

The PT Officer confirmed that comments regarding the environmental standards, a lift in the building and removal of trees was passed to WBC.

Although there was comment that the Committee saw improvement in the application from the previous one this was not substantiated with more information

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



the Committee agreed to remove the line “The Committee saw improvement in this application from the past application” from the minutes.

It was proposed by the Cllr Dennis and seconded by Cllr Hornsby, and it was that the minutes of the Planning & Transportation Committee meeting held on 5<sup>th</sup> July 2022 (pages 16554 to 16559) be received as a true and correct record and that they be confirmed and signed by the Chair.

**RESOLVED  
30495**

**ACTION: PT OFFICER**

As there was a member of the public and Cllr A Mather who had interests in Planning Application **222306** it was agreed that this be brought forward.

### **PLANNING APPLICATIONS (Agenda Item 8)**

#### **222306 Land Adjacent to Blagrove Lane Wokingham**

Outline application for the proposed erection of 350 dwellings with new access onto Barkham road, community space, Landscaping and onsite SANG, following demolition of outbuildings and agricultural buildings. Access to be considered, all other matters reserved (Appearance, Landscaping, Scale and Layout).

Cllr Mather had the following comments on the application.

There have been several proposals for development on this land going back to 2001. The Council has never supported any of these proposals, and it has never been part of the local plan or SDL.

There are diagrams within the application that imply entry points into Viking Field and Lesley Sears Park. It is believed without agreement with Wokingham Town Council.

Berkeley homes are implying that the Greenways, that potentially would go through Viking Field, would be a main thoroughfare for cyclists and pedestrians to get to local schools, but this is not the purpose of Greenways.

The development of the roads would require the removal of ancient hedgerows. This would also greatly impact biodiversity. This would have a direct impact on many animals including badgers, bats, slowworms, and birds. The developers' plans are to offset the impact on biodiversity with a SANG which is completely inadequate.

The residents would be impacted by the closure of part of Blagrove Lane for a cycleway.

The proposed junction onto Barkham Road is unsafe and does not meet line of sight requirements.

The application is like an SDL proposal without the required infrastructure of schools, doctors, and services.

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



The member of public agreed on the previous comments and objections from Cllr Mather and added the following comments.

Large developments have the necessary infrastructure and services within them. This application is not large enough to have those requirements but is large enough that the omission of Infrastructure and services has a big impact.

The destruction of woodland that is proposed should only be carried out if it is proved that it has a benefit to the whole area of the South East.

The removal of green space being replaced by artificial green space makes no sense.

There are potential flood issues from this development.

This development would be removing needed agricultural land.

The Committee felt that the comments presented were all valid.

The Committee had the following comments.

- The proposal of a SANG is nonsensical as it is removing fully adequate green areas with artificial green areas.
- The proposed junction onto Barkham Road is unsafe.
- There is not the required infrastructure and services to sustain the development.
- Removal of 70 trees to build road is not welcomed.
- Negative impact on biodiversity.
- Inadequate bus service.
- The area is a quiet countryside area, and an urban development is not welcomed.
- Concerns over developer access into Lesly Sears Park and Viking Field.
- Although a fully serviced and functioning Community building would be welcomed this is no offset to the objections the Committee have to this application.

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



The following objections were made.

**CP3 - General Principles for development**

- b) functional, accessible, safe, secure
- c) ecological, heritage, landscape, geological
- d) fauna and flora
- f) sense of place

**CP1 – Sustainable development**

- 1) quality of environment
- 7) agricultural land
- 9) flooding
- 10) attractive, safe, secure

**CP6 - Managing Travel Demand**

- c) Improve existing infrastructure network
- e) adverse effects on transport network
- f) Enhance road safety

**CC02 – outside of local plan**

**CP7 – Biodiversity**

- B) harm habitats
- C) compromise biodiversity

The PT Officer will clarify if Berkeley Homes have discussed or approached the Town Council regarding access into Lesley Sears Park and Viking Field.

**MONITORING REPORT (Agenda Item 5)**

The Monitoring Report dated 29<sup>th</sup> June 2022 was received and considered.

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



## SECURE BICYCLE STORAGE IN WOKINGHAM TOWN

The PT officer Confirmed that we have now have the grant for 10k. Location has been confirmed as Denmark Street, Car Park, we are awaiting confirmation of location within the car park. Order placed for October install. Spokesafe will visit location this month.

The Committee welcomed developments but would like assurances that the location within Denmark Street, Car Park is in a prime location for Cyclists visiting the Town.

Cllr Dennis asked what the promotion and Social Media plan would be. The PT Officer stated that he will be having discussions with the Marketing Officer to look at these requirements.

## BUS SHELTERS

Cllr Malvern has supplied details of maintenance requirements. PT Officer to follow up for quote for repairs. Old posters have been removed from Bus Shelters as requested by Cllr Malvern.

**ACTION: P&T OFFICER**

## **PROPOSED TRAFFIC MANAGEMENT SCHEME FOR ROSE STREET (Agenda Item 6)**

To receive and consider the proposed traffic management scheme that has been presented as a survey by Wokingham Borough Council.

The Committee thought that these plans were over complicated and what is required is a Zebra Crossing with a dropped kerb with priority for pedestrians.

**ACTION: P&T OFFICER**

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

A report on the Committee's budget as of 31<sup>st</sup> July 2022 was received.

## **PLANNING APPLICATIONS (Agenda Item 8)**

The following applications were received and considered, and it was

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



**RESOLVED  
30496**

that the Committee would make comment as shown. This includes **220306**, noted above.

**221881 24 Denmark Street RG40 2BB**

Application for listed building consent for the proposed erection of 1 no. non-illuminated fascia sign.

The Committee support the use of a wooded sign to be in keeping with a listed building.

**222235 Citizen House Ashville Way RG41 2PL**

Full application for the proposed eastern extension to the existing building/warehouse (Storage and Distribution). Reconfiguration of uses within the existing building and alteration to vehicular access, delivery, servicing and car parking provisions.

The Committee could not understand why solar panels were not being placed on the roof of this building so are objecting to this application.

**CP1 – Sustainable development**

12) zero-carbon (a) renewable energy (b) consumption

**222386 SU03 Peach Place Peach Street RG40 1XG**

Application for advertisement consent for 2No non-illuminated fascia signs and 1No projecting sign and two internal digital promotional screens.

It is not stated in the application, but the Committee would like the projecting signs to be turned off when the premises is closed. This is a sustainability issue with use of power.

**222533 Unit 5 Elms Walk RG40 2FE**

Application for advertisement consent for new fascia and projecting sign both internally illuminated (static).

In the internal floor plan there are concerns that the disabled toilet seems small and there appears to not be any baby changing facilities.

**222509 Loch Fyne London Road RG40 1RD**

Full application for the proposed change of use of the existing premises to a public house including the erection of a glazed front lobby and a covered terrace to the front and side, plus alterations to the layout of the yard and car park including changes to fenestration and provision of new storage facilities, external ramp, cycle parking and EV charging points, following removal of existing ramp, container and covered seating area.

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



The Committee are pleased to see a new public house in the town.

The Committee could not see any baby changing facilities in the plan layout. This would be a welcome addition.

**222586 Broad Street Tavern 29 Broad Street RG40 1AU**

Application for Listed Building consent for the erection of a temporary marquee (retrospective).

No comment.

**ACTION: P&T OFFICER**

**INFORMATION ITEMS (AGENDA ITEM 9)**

Cllr Hornsby asked if there was any Planning guidance or notes that could be sent to him. The PT Officer stated that he would supply him with this information and also follow-up with Brian Conlon (WBC Planning) on a proposed training course that would be useful for Cllr Hornsby.

**ACTION: P&T OFFICER**

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

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