

4th October 2022

Minutes of the proceedings of the PLANNING & TRANSPORTATION COMMITTEE meeting held on this day in the Council Chamber, Town Hall, Wokingham from 19:30 to 20:15

PRESENT

Chair: Cllr N Fox

Councillors: Cllr I Shepherd-Dubey, Cllr A Tebboth, Cllr M Fumagalli & Cllr K Malvern.

IN ATTENDANCE

PT Officer.

APOLOGIES FOR ABSENCE (Agenda Item 1)

Cllr L Forbes

Cllr P Hornsby

Cllr P Dennis

Cllr D Hinton.

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)

It was proposed by the Chair and seconded by Cllr Malvern, and it was that the minutes of the Planning & Transportation Committee meeting held on 6th September 2022 (pages 16583 to 16589) be received as a true and correct record and that they be confirmed and signed by the Chair.

**RESOLVED
30517**

ACTION: PT OFFICER

CHAIRMANS INITIALS _____



MONITORING REPORT (Agenda Item 5)

The Monitoring Report dated 28th September 2022 was received and considered.

SECURE BICYCLE STORAGE IN WOKINGHAM TOWN

The Planning officer updated the Committee on the progress of the project since the last P&T meeting.

- The spaces have been agreed with WBC and are the current motorcycle spaces and 1 car space by the Raglan Public House. The current motorcycle spaces will be relocated to the next parking area along from existing location.
- I have been in contact with our social media Officer, and they will prepare a campaign.
- I have met with Max from Spokesafe at the location and he has confirmed that the location is viable to hold the 8 lockers.
- We are planning on October 21st October for install. This will go ahead provided that the site has been cleared and signage regarding the change being placed by WBC highways. I have been in contact with Martin Heath, and he has arranged this.

The Cllr Shepherd-Dubey asked how we will be directing users to this new facility. It was agreed that alongside a social media campaign there will be a notice on the Town Hall noticeboard.

BUS SHELTERS

The PT Officer thanked Cllr Malvern for completing the survey on the maintenance status of the Bus Shelters that are maintained by Wokingham Town Council.

This has provided the information required for a quote which has been provided and accepted. GW Shelter Solutions have agreed to carry out the repair work commencing in early November. The funds for this work are to be taken from the allocated budget.

ACTION: P&T OFFICER

CHAIRMANS INITIALS _____



COMMITTEE'S BUDGET (Agenda Item 6)

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

Councillors discussed whether additional funds need to be added to the budget. They have asked if a 10% uplift could be provided in next year's budget for inflation.

PLANNING APPLICATIONS (Agenda Item 7)

**RESOLVED
30518**

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

222618 36 Langborough Road RG40 2BT

Full application for the proposed change of use from a part residential/part office to a 5no. bedroom dwelling with internal alterations. Following demolition of existing lean to at rear and erection of a single storey extension, with provision of onsite parking spaces and rear garden.

The Committee discussed but had no comments to forward to WBC.

222556 304 London Road Wokingham Wokingham RG40 1RD

Full application for the proposed erection of 1no two bedroom dwelling.

A member of the public had contacted the Planning Officer to ask if they could speak at the meeting regarding their objections to this application. It had been agreed but unfortunately, they could not attend. As this was the case the Committee received their comments for their deliberations on this application.

A summary of these objections were as follows

1. Information submitted by Applicant is inconsistent and/or inaccurate and/or misleading.
2. The proposal would significantly harm the character of the area (Norreys Ward) as it would constitute unacceptable back-land tandem development resisted under NPPF, Policy TB06 and the Borough Design Guide.
3. The development would be in conflict with Core Policies CP1 and CP3, Managing Development Delivery Policy TB06, the Borough Design Guide SPD and the National Planning Policy Framework (NPPF).

CHAIRMANS INITIALS _____



4. Concerns regarding the shared access/egress to/from London Road by vehicles and pedestrians using the land to rear of 306, 304 and 302 London Road (cars and commercial type vehicles) and vehicles/pedestrians to the front of 304 London Road. Concerns regarding safe vehicle management within the whole site.

The Committee discussed the application and noted that several objections had been raised by residents.

They discussed the size and positioning of the proposed development in regard of neighbouring property.

There were no specific objections however there were concerns about overdevelopment.

222748 Waitrose Ltd Rectory Road Wokingham RG40 1BB

Application for Listed Building consent for proposed reconstruction and restoration works to car park boundary walls, with associated landscaping.

The Committee support the proposal for the restoration work and are glad that this is taking place. They would like assurances that any trees removed will be replaced.

222826 26 Keephatch Road RG40 1QJ

Householder application for the proposed two storey front (East), two storey side (North) to include integral garage, two storey side (South), single storey rear extension (West) to include 1no. juliet balcony, 1no. balcony, rooflights, changes to fenestration, following demolition of existing garage & utility room.

The Committee discussed the application and thought that the development changed the size of the current property substantially, however this did match the size of neighbouring properties.

There are no comments to be placed on the application.

ACTION: P&T OFFICER

INFORMATION ITEMS (AGENDA ITEM 9)

CHAIRMANS INITIALS _____



The PT Officer informed the Committee that he attended an open day at the Bradbury Centre to promote a proposed development at 19-21 Market Place. Cllr Malvern also attended this event.

There was a discussion at the event with Karen Price (Hawes Price Limited) regarding them directly presenting the proposal to the Committee.

The Committee agreed that they could present the proposal prior to the next P&T Committee meeting on 8th November.

ACTION: P&T OFFICER

CHAIRMANS SIGNATURE _____

CHAIRMANS INITIALS _____

