



# Wokingham Town Council

Town Hall, Market Place, Wokingham, Berkshire RG40 1AS  
Tel: 0118 978 3185 [www.wokingham-tc.gov.uk](http://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**

28<sup>th</sup> September 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 4<sup>th</sup> October 2022** for the purpose of considering and resolving upon the subjects and matters set out in the Agenda below.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'J Nowecki'.

**J Nowecki**  
Town Clerk

**Contact Officer** Miles Thorne, Technical Officer  
Direct line: 0118 974 0885 Email: [planning@wokingham-tc.gov.uk](mailto: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 6<sup>th</sup> September 2022 (pages 16583 to 16589) copy attached as a true and correct record.

#### **5 MONITORING REPORT**

To receive and consider the Monitoring Report dated 28<sup>th</sup> September 2022.

#### **6 COMMITTEE'S BUDGET**

To receive and consider a report on the Committee's budget as of 31<sup>st</sup> August 2022 (copy attached).

#### **7 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/>

#### **8 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).*

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 \_\_\_\_\_



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.

**RESOLVED  
30496**

**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.

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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 \_\_\_\_\_

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



**WOKINGHAM TOWN COUNCIL**

**Monitoring Report: Planning & Transportation**

**Date: 28th September 2022**

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

**Monitoring Report: Planning & Transportation**

**Date: 28th September 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"> <li>• To investigate possibility of installing secure bike racks in town centre</li> <li>• Research being undertaken including other local authorities and with WBC</li> <li>• Cllr Dennis &amp; PT Officer to continue research January 2022</li> <li>• Project to be referenced in Residents' Survey 2022</li> <li>• Budget will need to be sought in-year as appropriate</li> <li>• 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.</li> <li>• February 2022 had meetings with two new possible suppliers (FalcoPod &amp; Spokesafe). I will attach document to Agenda with details.</li> <li>• March 2022 – Meetings have been held between Councillors, Spokesafe and My Journey Wokingham. Town Clerk &amp; Technical Officer's Report to be received and discussed at Agenda Item 6.</li> <li>• 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.</li> </ul>
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**WOKINGHAM TOWN COUNCIL**

**Monitoring Report: Planning & Transportation**

**Date: 28th September 2022**

			<ul style="list-style-type: none"> <li>• The location for the shelter has yet to be finalised but is hoped to be in one of the Town Centre car Parks.</li> <li>• The cost of hire has also to be finalised.</li> <li>• I have been in contact with Julie Pillai and WBC are considering the 2 car park spaces to be allocated at Denmark Street, Car Park.</li> </ul> <p>September 2022</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• I have been in contact with our Social Media Officer and they will prepare a campaign.</li> <li>• I have met with Max from Spokesafe at the location and he has confirmed that the location is viable to hold the 8 lockers.</li> <li>• We are planning on October 21<sup>st</sup> October for install.</li> </ul>
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**WOKINGHAM TOWN COUNCIL**

**Monitoring Report: Planning & Transportation**

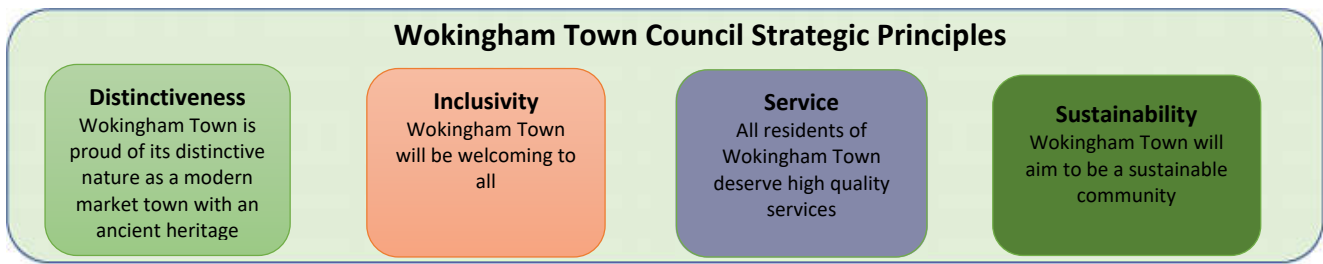
**Date: 28th September 2022**

<p>20 June 2022</p>	<p>Bus Shelters maintenance</p>	<p>PT Officer, Cllr Malvern</p>	<p>Sep 2022</p>	<ul style="list-style-type: none"> <li>• To complete a survey of condition and any repairs\maintenance required on the Bus Shelters in the control of Wokingham Town Council.</li> <li>• To keep this list updated.</li> <li>• Cllr Malvern has started this process by visiting and recording status at each of the shelters.</li> <li>• The PT Officer will create a document to record this information and keep document updated.</li> <li>• Cllr Malvern has completed his survey. He noticed that some shelters had WTC posters from old events. The PT Officer will arrange for these to be removed. There were several shelters that may need minor repairs. The PT Officer will follow up on these.</li> </ul> <p>September 2022</p> <ul style="list-style-type: none"> <li>• The Bus shelters that require maintenance have been surveyed and a quote was received and accepted from GWShelterSolutions. There is remaining budget to cover the cost of repairs.</li> <li>• Work will commence in early November.</li> </ul>
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**WOKINGHAM TOWN COUNCIL**

**Monitoring Report: Planning & Transportation**

**Date: 28th September 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

<b>P&amp;T Strategy</b>	<b>Objectives</b>	<b>Metric</b>
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: 28th September 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>

06/09/2022  
13:40

**Wokingham Town Council**

**Detailed Income & Expenditure by Budget Heading 31/08/2022**

**Month No: 5**

**Cost Centre Report**

	Actual Last Year	Actual Year To Date	Current Annual Bud	Variance Annual Total	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
<b>Net Expenditure</b>	(625)	0	(2,200)	(2,200)		
Grand Totals:- Income	0	0	0	0		
Expenditure	625	0	2,200	2,200	625	1,575
<b>Net Income over Expenditure</b>	(625)	0	(2,200)	(2,200)		
<b>Movement to/(from) Gen Reserve</b>	(625)	0				