

8th November 2022

Minutes of the proceedings of the PLANNING & TRANSPORTATION COMMITTEE meeting held on this day in the Council Chamber, Town Hall, Wokingham from 19:35 to 20:50

PRESENT

Chair: Cllr N Fox

Councillors: Cllr I Shepherd-Dubey, Cllr A Tebboth, Cllr P Dennis, & Cllr K Malvern.

IN ATTENDANCE

PT Officer.

2 members of the public

APOLOGIES FOR ABSENCE (Agenda Item 1)

Cllr P Hornsby

Cllr M Fumagalli

Cllr D Hinton

Cllr L Forbes

MEMBERS' INTERESTS (Agenda Item 2)

Cllr Shepherd-Dubey declared an interest in Planning Application 223290. This is due to her position at Wokingham Borough Council. Cllr Shepherd-Dubey stated that she would not comment on this application.

As there were members of the public who had interests in Planning Application 223037 it was agreed that this be brought forward.

PLANNING APPLICATIONS (Agenda Item 8)

223037 Land at Edneys Hill Edneys Hill Wokingham RG41 4DS

Outline planning permission for the proposed erection of up to 40 no. dwellings plus open space, pedestrian and cycle links with other associated infrastructure and primary vehicular access from Barkham Road, following the demolition of no. 368 Barkham Road. (All matters reserved except for access).

Two members of the public spoke against this application. Their comments were as follows.

- The application shows that a few trees will be lost, however prior to the Planning Application many old trees were removed. This can be verified from looking at Google Maps at the site location.
- There is already localised flooding in houses near to the proposed site. This development would greatly increase flooding risk.

CHAIRMANS INITIALS _____



- The proposed entry and exit point to the site will be one single junction and this will be a safety hazard.
- There are not adequate public transport links. The bus service is very sparse.
- There are no adequate and safe footpaths from the proposed site for walking. This will particularly affect local school children.
- The proposed combined cycle and pedestrian access is not adequate.
- There will be a devastating impact on local wildlife. In particular there are many bat roosts that will be destroyed.
- It will close the gap between the boundaries of Finchampstead, Wokingham and Barkham removing green space.
- It will put extra pressure on local services that are already struggling with demand.
- There is no proposed safe cycling infrastructure.
- There is no proposed SANG.

The Committee thanked the local residents for taking the time to attend the meeting and give their comments on this application. They encouraged a presence from the local community to attend the Borough Council meeting when this application is discussed.

The Committee discussed the application and had several objections.

- The site is not in the Strategic Development plan (SDL)
- The proposed road access is very narrow and will impact the houses it passes through.
- The proposed junction is dangerous.
- Public Transport links are inadequate.
- There is no proposed safe cycling infrastructure.
- The development will remove much needed green space in the area.

CP1 – Sustainable development

CP3 - General Principles for development

b) functional, accessible, safe, secure

g) open space

f) sense of place

CP6 - Managing Travel Demand

a) sustainable forms of transport

g) highway or environmental problems

f) Enhance road safety

CP8 - Thames Basin Heaths Special Protection Area

CP9 – Scale and location of development proposals

CP11 - Proposals outside Development Limits (including countryside)

CHAIRMANS INITIALS _____



The PT Officer was asked to check with Barkham Parish Council whether they will be attending and speaking on this application at the Borough Council Planning meeting.

ACTION: PT OFFICER

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 Shepherd-Dubey, and it was that the minutes of the Planning & Transportation Committee meeting held on 4th October 2022 (pages 16615 to 16619) be received as a true and correct record and that they be confirmed and signed by the Chair.

**RESOLVED
30529**

ACTION: PT OFFICER

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 install date has been scheduled for Friday 11th November at 11am.

The official opening will be Thursday 17th November at 2pm.

The PT officer said that invitations to attend have been sent to those involved in the project including SpokeSafe, MyJourney, WBC and Cllr Dennis. The Wokingham Town Mayor has been invited to officially open the Secure Lockers.

Cllr Dennis stated that he will invite representatives from local cycling groups and send details to the PT Officer.

The PT officer stated that social media and website posts have been arranged to promote the opening.

CHAIRMANS INITIALS _____



BUS SHELTERS

The PT Officer informed the Committee that the repairs were taking place on 09th November.

There was a discussion as to whether an official survey of maintenance status of the Bus Shelters should be implemented. This could be once a month or once every two months. The PT Officer will investigate with Town Council colleagues whether this will be possible.

ACTION: P&T OFFICER

FINCHAMPSTEAD NEIGHBOURHOOD DEVELOPMENT PLAN (Agenda item 6)

To receive and consider the proposed Neighbourhood Development plan of this adjoining parish. There is a consultation period until 23rd November 2022.

The Committee agreed to forward any comments to the PT Officer by November 21st. The PT Officer will collate any comments and complete the form on behalf of Wokingham Town Council P&T Committee.

COMMITTEE'S BUDGET (Agenda Item 7)

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

PLANNING APPLICATIONS (Agenda Item 8)

The following applications were received and considered, and it was that the Committee would make comment as shown. This includes 223037, noted above.

**RESOLVED
30530**

222978 Ground Floor 6 Market Place RG40 1AL

Application for Listed Building consent for the proposed removal of bank name signage and 1 no. hanging sign from front elevation and any subsequent repair and repainting to make good.

No Comments

223064 7 Hutsons Close Wokingham RG40 1QB

Full application for the proposed subdivision of the site and erection of a two storey side/rear extension to form 1 no. two bedroom 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.

- The proposed development was overdevelopment of the site

CHAIRMANS INITIALS _____



- There would be a safety impact on the corner of the road for pedestrians
- It would adversely affect the current street scene.

223023 Buckhurst Court London Road Wokingham RG40 1PA

Full application for the proposed change of use from office (E) to private school (F1), including installation of playground, play equipment and erection of additional fencing.

The Committee have some concerns regarding any pedestrian access to the site. This route would be unsafe and be unhealthy with car pollution for those walking to and from the site.

223001 77 Oxford Road Wokingham RG41 2YH

Full application for the proposed erection of 1 no. four bedroom detached dwelling with associated parking and detached cycle store, following demolition of the existing dwelling and shed. (Part retrospective)

The Committee have no objections however the site height is slightly above neighbouring property's

223290 Wokingham Library Denmark Street RG40 2BB

Full application for the proposed change of use from library to storage and distribution.

The Committee support a community asset being used to support the Community.

The Committee would like confirmation that vehicular access for loading and unloading had been considered in the application.

ACTION: P&T OFFICER

INFORMATION ITEMS (AGENDA ITEM 9)

Cllr Malvern had received some information from WBC on potential EV points locations. He will forward to the PT Officer and the Committee.

ACTION: P&T OFFICER

CHAIRMANS SIGNATURE _____

CHAIRMANS INITIALS _____

