



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**

07th December 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 13th December 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 8th November 2022 (pages 16633 to 16637) copy attached as a true and correct record.

5 MONITORING REPORT

To receive and consider the Monitoring Report dated 07th December 2022.

6 ATTENDANCE

To receive and consider absence from Cllr Hinton for three consecutive meetings.

7 COMMITTEE'S BUDGET

To receive and consider a report on the Committee's budget as of 30th November 2022 (copy attached).

8 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/>

9 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, 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).

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)

**RESOLVED
30529**

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.

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)

**RESOLVED
30530**

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

222978 Ground Floor 6 Market Place RG40 1AL

Application for Listed Building consent for the proposed removal of bank name signage and 1no. 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 _____



WOKINGHAM TOWN COUNCIL

Monitoring Report: Planning & Transportation

Date: 07th December 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: 07th December 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: 07th December 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. • 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. <p>September 2022</p> <ul style="list-style-type: none"> • 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. <p>October 2022</p> <ul style="list-style-type: none"> • October 31st update - The supplier unfortunately could not install on date they supplied. We are awaiting a new install date. • I have been working with the Marketing Officer and Cllr Dennis on the promotion and Social Media for the launch.
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WOKINGHAM TOWN COUNCIL

Monitoring Report: Planning & Transportation

Date: 07th December 2022

				<ul style="list-style-type: none"> • I have tested the App and it is planned that after the install there will be a short testing period before it goes live. • Once the Cycle Lockers are installed there will be a sedum blanket installed. Date to be supplied. • 4 secure lockers were installed and officially opened at Denmark Street Car Park on the 17th November. <p>December 2022</p> <ul style="list-style-type: none"> • It has been decided, based on feedback, to split the location of the Lockers so the other 4 will be deployed at another location in the Town. We are working with WBC to secure a location within Elms Field or Carnival Hub.
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WOKINGHAM TOWN COUNCIL

Monitoring Report: Planning & Transportation

Date: 07th December 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"> • 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. • 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. <p>September 2022</p> <ul style="list-style-type: none"> • 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. • Work will commence in November <p>December 2022</p> <ul style="list-style-type: none"> • The repair works have been completed. • PT Officer is currently investigating a quarterly survey on the condition of shelters.
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WOKINGHAM TOWN COUNCIL

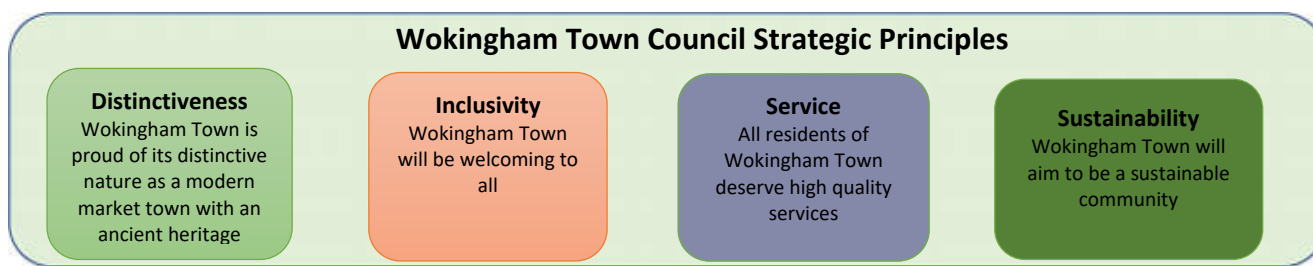
Monitoring Report: Planning & Transportation

Date: 07th December 2022

WOKINGHAM TOWN COUNCIL

Monitoring Report: Planning & Transportation

Date: 07th December 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: 07th December 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>

06/12/2022
13:22

Wokingham Town Council

Detailed Income & Expenditure by Budget Heading 30/11/2022

Month No: 8

Cost Centre Report

	Actual Last Year	Actual Year To Date	Current Annual	Variance Annual	Committed Expenditure	Funds Available
<u>401 Highways and Planning</u>						
1106 Grant Funding (External)	0	10,000	0	(10,000)		
Highways and Planning :- Income	0	10,000	0	(10,000)		
4111 Bus Shelter Repairs	625	1,665	2,200	535	313	223
4529 Cycle lockers	0	4,800	0	(4,800)		(4,800)
Highways and Planning :- Indirect Expenditure	625	6,465	2,200	(4,265)	313	(4,577)
Net Income over Expenditure	(625)	3,535	(2,200)	(5,735)		
Grand Totals:- Income	0	10,000	0	(10,000)		
Expenditure	625	6,465	2,200	(4,265)	313	(4,577)
Net Income over Expenditure	(625)	3,535	(2,200)	(5,735)		
Movement to/(from) Gen Reserve	(625)	3,535				