

7th February 2023

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 20:50

PRESENT

As Cllr N Fox (Chair) was unable to attend the meeting Cllr Shepherd-Dubey agreed to Chair the meeting.

Chair: Cllr I Shepherd-Dubey

Councillors: Cllr A Tebboth, Cllr M Fumagalli, Cllr D Hinton & Cllr K Malvern.

IN ATTENDANCE

PT Officer.

Two members of the public

APOLOGIES FOR ABSENCE (Agenda Item 1)

Cllr P Dennis

Cllr P Hornsby

Cllr N Fox

MEMBERS' INTERESTS (Agenda Item 2)

None.

As there were two members of the public in attendance that wanted to discuss Planning Application 223691 this was brought forward on the Agenda to be discussed.

223691 Lee Spring Latimer Road RG41 2WA

Full application for the proposed erection of a 3-part development to include Block A (3 storeys), Block B (4 storeys) and Block C (2 storeys), providing 45 residential dwellings, including on-site parking, shared amenity spaces, enhanced green spaces to support biodiversity and waste storage facilities. Access for neighbouring garages to be provided by 3.7m wide through-route north of the site. Following demolition of the existing buildings.

The members of the public explained that they lived nearby the proposed development and wanted to raise their objections and that of neighbours they have spoken to. They have already placed their objections on the Planning Portal.

Their main objections were.

- The scale of the proposed development was out of proportion for the site.
- The impact of extra parking on local roads as the development does not have adequate parking spaces for the number of flats.

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- It will have an impact on road safety and cause more pollution.
- The height of buildings at up to 4 storeys creates an overlooking issue for residents of nearby property.
- That no affordable housing is being offered in this development.

They would welcome a well-designed smaller development ideally that had some affordable housing.

The Committee could understand a development in this location as the existing site is a bit of an eyesore, however there is a concern at a loss of industry in the Town.

The amount of cycle storage provision, electric charging points and the use of solar panels within the development were welcomed.

The main concerns were regarding the size and mass of the development. Four storeys is out of proportion.

That no affordable housing is being offered and that the developer can bypass the level of required affordable housing. How is this justified?

There seems to be the absence of rear access to the site that is required.

The amount of parking spaces is not adequate for the development, and this will overflow onto local roads which are already full. This will impact road safety. There also needs to be allocated parking spaces.

The committee therefore object to this application

CP3 - Principles for development – a) Mass

CP6 - Managing Travel Demand – e) adverse effects on transport network

Cllr Malvern has agreed to speak on behalf of the Committee if this is called in by WBC.

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

Mr Andy Croy representing SpeedWatch for Norreys & Wescott asked the following question.

Will Wokingham Town Council support the activities of residents volunteering in both the town's CSW groups, and contribute to driver education, by purchasing and installing Thames Valley Police approved CSW signs to be displayed on the roads leading into Wokingham town?

The PT Officer stated that another Wokingham Speedwatch Group (Emmbrook & Woosehill) proposed a similar request that along with the signage included a mobile Speed Camera. This went through the P&T Committee on an Agenda item

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and the outcome was that it was recommended that this went through the Grants process. This was progressed through the Grants process and they were awarded part of their grant request, which is due to be paid to them in April 2023.

Mr Croy would still like this proposal to be discussed formally by the PT Committee and the Committee agreed that it will be added to the agenda for the next meeting in March.

The PT Officer will create a report to be added to the Agenda for March with information provided by Mr Croy.

ACTION: PT OFFICER

PLANNING & TRANSPORTATION COMMITTEE MINUTES (Agenda Item 4)

The previous minutes were reviewed, and Cllr Hinton asked if we could discuss Item number 6 in the last meeting. As this item was also on this agenda the Committee agreed to bring this Agenda item forward.

ATTENDANCE (Agenda Item 6)

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

Cllr Hinton apologised to the Committee for missing four consecutive P&T Meetings. He stated that following the last meeting he sent an email to the Town Clerk explaining why this was and this was distributed to the Committee.

The reasons for absence were mainly health issues both personal and family.

The Committee accepted Cllr Hinton's apologies and Cllr Hinton will continue to be a member of the Committee.

It was proposed by the Cllr Hinton and seconded by Cllr Malvern, and it was that the minutes of the Planning & Transportation Committee meeting held on 15th December 2022 (pages 16663 to 16668) be received as a true and correct record and that they be confirmed and signed by the Chair.

**RESOLVED
30582**

ACTION: PT OFFICER

MONITORING REPORT (Agenda Item 5)

The Monitoring Report dated 01st February 2023 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.

Following feedback from the last P&T Meeting We have visited and handed leaflets to businesses local to the Secure Lockers, to raise awareness and give

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some information on how they work. We had some good feedback and it seems that better weather will improve take up.

There is now a sign A3 size on the side facing Denmark Street so that it is clear that these are Secure Bike Lockers. We are investigating another sign on the side from exiting the Car Park.

Negotiations on a location for the four remaining Secure Lockers continue with WBC. They have found a location in Carnival Hub, however this is not on hard standing so this would have to be paid for. WBC have agreed to fund the hard standing cost.

I have been in contact with SpokeSafe regarding shorter timeslots. This is in their plans for this year but not the number one priority. However as initial solution to provide an option for cyclists to “check out” when they remove their bike. This would allow someone else to book the space for the rest of the calendar day.

Cllr Hinton asked if there was a way that it would be clear visually whether the locker was occupied. It was understood that you could check if there were free spaces via the SpokeSafe app but that can take time. The PT Officer will follow up this request with SpokeSafe.

The Committee asked what the uptake has been so far. The PT officer stated that at present it is at 15% but this will improve when there is better weather for cycling and with the word spread that this service is available.

BUS SHELTERS

The PT Officer has created a form to have a condition survey carried out quarterly on the Bus Shelters that are maintained by Wokingham Town Council. This will allow the Grounds People to record on their mobile phones any damage and repairs required. This form will then be accessed by myself to arrange for any necessary repairs.

There was a report of damage to one of our shelters outside the Dog & Duck Pub in Matthewsgreen Road. However, on inspection this was not our Shelter but one owned by WBC who have been informed.

ACTION: P&T OFFICER

COMMITTEE’S BUDGET (Agenda Item 7)

A report on the Committee’s budget as of 31st December 2022 was received and noted.

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PLANNING APPLICATIONS (Agenda Item 8)

**RESOLVED
30583**

The following applications were received and considered including application 223691 that was discussed earlier in the Agenda, and it was that the Committee would make comment as shown.

223778 Land adjacent west of Twyford Rd and east Toutley Depot

Application for the approval of reserved matters pursuant to outline planning consent 211777 for the erection of up to 130 residential units and a 70 bed care home (all matters reserved except access to the site). Reserved matter to be considered Access, Appearance, Landscaping, Layout and Scale. Phase 1. The Committee considered the application and the comments objecting to the application.

The main issue is with the road junction. The access to the site on these proposals is dangerous.

There are not adequate, safe footpaths provided.

The speed of the traffic on this road requires an installation of traffic lights and safe pedestrian crossing point.

There needs to be a rethink on access to this site.

The Committee object to this application as follows.

- **CP6 - Managing Travel Demand**
 - e) Adverse effects on transport network**
 - f) Enhance road safety**

ACTION: P&T OFFICER

INFORMATION ITEMS (AGENDA ITEM 9)

None

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CHAIRMANS SIGNATURE _____

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