

6th July 2023

Minutes of the proceedings of the PLANNING & TRANSPORTATION COMMITTEE meeting held on this day in the Main Hall, Town Hall, Wokingham from 19:30 to 21:30

PRESENT

Cllr I Shepherd-Dubey (Chair)

Councillors: Cllr T Lack, Cllr K Malvern, Cllr A Croy, Cllr W Dixon, Cllr B Alvi, Cllr A Betteridge, Cllr N Nagella.

IN ATTENDANCE

PT Officer.

Members of the public.

Developer representative for Planning Application 232351.

APOLOGIES FOR ABSENCE (Agenda Item 1)

None

MEMBERS' INTERESTS (Agenda Item 2)

None

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

None

PLANNING & TRANSPORTATION COMMITTEE MINUTES (Agenda Item 4)

**RESOLVED
30662**

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 June 2023 (pages 16761 to 16766) be received as a true and correct record and that they be confirmed and signed by the Chair.

ACTION: PT OFFICER

ACTION: PT OFFICER

As there were members of the public who had interests in **Planning Applications 231331 & 231351** it was agreed that these be brought forward.

PLANNING APPLICATIONS (Agenda Item 8)

231331 40 Eastheath Avenue Wokingham RG41 2PJ

Full application for the proposed erection of 2no. dwellings with associated

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access and curtilage, following demolition of existing garden outbuildings, plus demolition of bay window to ground floor side of existing dwelling.

There were twenty plus members of the public who were at the meeting to hear the Committee discuss this application. Two members gave a presentation on their objections to the application.

The summary of their objections.

- A tandem form of backland development in conflict with Core Strategy Policies CP1 and CP3
- Gross overdevelopment of the site throughout, with poor spatial separation, undersized plots and lack of opportunities for soft planting

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throughout, loss of green infrastructure.

- Loss of amenity to existing residents and a poor-quality living environment for future occupiers.
- The proposal completely out of character for the area.
- Overbearing and loss of privacy to nearby dwellings.
- Damaging affect on the local ecology.
- Issues with the driveway.
- Dangerous exit onto the road from the site.
- Increased flooding potential.
- Impact on mental health of surrounding residents.

The Committee have several issues with this application and make the following objections.

The development is out of character for the area. This is a backland development that would set a precedent in this area.

The loss of important hedgerow and impact on trees that will adversely affect the local biodiversity.

Overdevelopment of the site.

Safety concerns regarding the road access from the proposed development.

CP1 – Sustainable Development

- 1) Quality of the environment
- 10) Attractive, safe, secure.

CP3 – General Principles for development

- a) Mass
- d) Fauna and flora

CP6- Managing Travel Demand

- d) Appropriate vehicular parking.
- f) Enhance road safety

CP7 – Biodiversity

- b) harm habitats
- c) compromise biodiversity

If this application is listed for Wokingham Borough Council Planning Committee then Cllr Betteridge will speak on behalf of Wokingham Town Council. If he is unable to attend Cllr Dixon will attend in his place.

231351 171 Evendons Lane Wokingham RG41 4EH

Outline application with all matters reserved except for access, for the proposed erection of a 64 bed care home (Use Class C2) with site access, parking, hard

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and soft landscaping and other associated works following demolition of existing commercial buildings.

A member of Evendons Residents association spoke against the application. A summary of the objections

- Concerns that developer would change from a care home to another type of development on this land.
- No public consultation with residents.
- The site location is designated countryside and outside settlement boundaries for Wokingham.
- The number of residents and staff would increase local traffic on countryside roads. This would include large delivery vehicles.
- Inadequate local bus service to site.

A representative for the developer then spoke. A summary of his points.

- They are in contact with 4 potential operators for the proposed home. These would be privately run.
- At this stage this is just an outline plan for the development.

Another resident spoke against the application. His concern was the proposed new entrance to the site which would be opposite his driveway on Blagrove Lane and the road is not suitable for the site entrance.

Although the Committee acknowledge the requirement for dementia care and affordable care homes in Wokingham this was not seen as the appropriate location and development.

The Committee object as follows.

CP4 – Infrastructure requirements

The local Bus service is inadequate for both patients and staff.

CP6 – Manage Travel Demand

CP11 – Proposals outside Development Limits (Including countryside)

This development is in a countryside area and was not included as a potential development site on the Local Plan.

ACTION: PT OFFICER

MONITORING REPORT (Agenda Item 5)

The Monitoring Report dated 30th June 2023 was received and considered.

SECURE BICYCLE STORAGE IN WOKINGHAM TOWN

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

There were several questions raised after the last P&T Meeting.

When are maintenance payments taken?

This will be quarterly; end of June should be the first.

- Management Fee Per Locker Per Month - £15

- Stakeholder Revenue Share - 50%

Is there a plan for shorter booking slots?

As there have not been capacity issues this has not caused a problem, however there are plans to introduce a 'release' system when someone has finished with the locker for the day. I have sent a full version of SpokeSafe reply to the Committee members in the update document.

Further promotion & Marketing of the Lockers

I have reached out to MyJourney & PFPLeisure (Carnival Hub). I am as today awaiting a response from MyJourney. I have made contact with the Marketing Executive at PFPLeisure and they will be happy to help promote the Secure Lockers.

Cllr Betteridge promoted the lockers at a recent cycling event and we promote them at our events and have leaflets in our info centre.

BUS SHELTERS

The Planning officer updated the Committee on Bus Shelters since the last P&T meeting.

There was a question regarding the usage of the shelters and whether they are on active bus routes.

The pages on our website have been updated with the routes.

Although it was pointed out that the routes are not that frequent, they are live. Incidentally WBC have just replaced (or about to) a shelter in disrepair opposite our shelter (14) outside the Dog & Duck which has an infrequent service.

Having looked at the types of shelter that we have and discussions with the Town Clerk it is not seen as viable to have the Adshel type boards that may have been seen in more busy routes and Towns. The shelters we have do not have the structural capability and as seen from the frequency of the routes the draw for any advertising.

There was a suggestion that Earley Council have advertising on their shelters. I contacted them but they do not have advertising on their shelters.

The advertising that might be able to be placed on the current shelters would be limited to promotion of Wokingham Town Council events and projects.

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Wokingham Public Rights of Way Applications (Agenda Item 6)

To receive and consider plans for Wokingham Fox Hill 1 Bridleway and Wokingham Fox Hill 2 footpath. Any objections are required by 31st July.

The Committee support these rights of way.

ACTION: P&T OFFICER

COMMITTEE'S BUDGET (Agenda Item 7)

A report on the Committee's budget as of 30th April 2023 and May 2023 were received and noted.

PLANNING APPLICATIONS (Agenda Item 8)

**RESOLVED
30663**

The following applications were received and considered, and it was that the Committee would make comment as shown. This includes 231331, noted above.

231222 31 Wiltshire Road Wokingham RG40 1TS

Full application for the proposed change of use of building to residential dwelling, with associated landscaping works.

The Committee have no objections but are sad to see the loss of a dental practice in Wokingham.

231172 5 Market Place Wokingham Berkshire RG401AL

Application for a certificate of lawfulness for the proposed internal alterations to ground floor to facilitate change of use to office space, plus replacement of existing air conditioning unit at the rear.

The Committee support this application.

231385 Derelict Lock-Up Garage Block Land Between 7/8 And 9/10 Tanhouse Lane RG41 2RL

Full application for the proposed erection of two No 2 bedroom flats and two No 1 bedroom flats over carports and parking.

The Committee debated this application. It was agreed that the current site is a mess and a development is required however the original area was designated for residents parking which has overspilled in the local area with the allocated area not available for residents parking. The committee voted to object to this application as this does not rectify the parking issues for residents.

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231407 12-14 Rose Street Wokingham RG40 1XU

Application for Listed Building consent for the proposed change of use conversion of the existing ground floor office to a salon and the conversion of the first and second floor offices to create 2 no. one bedroom flats. The erection of a bin and cycle store.

The Committee support this application.

ACTION: P&T OFFICER

INFORMATION ITEMS (AGENDA ITEM 9)

Cllr Croy highlighted that there was an error with Councillor name in the last minutes. The PT Officer agreed to change to correct name.

Cllr Croy asked if his request for welcome to Wokingham and speedwatch signs at entrance to the Town could be investigated further. The PT officer stated that he is still awaiting response from Wokingham Borough Council highways but will chase and hopefully have a proposal in place for the next P&T Meeting in September.

CHAIRMANS SIGNATURE _____

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