

5<sup>th</sup> September 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 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 & Cllr L Timlin.

**IN ATTENDANCE**

PT Officer.

**APOLOGIES FOR ABSENCE (Agenda Item 1)**

None

The new member of the Committee, Cllr Timlin was welcomed to the Committee, with short introduction by the members.

**MEMBERS' INTERESTS (Agenda Item 2)**

Cllr Croy stated a conflict of interest with Agenda Item 7 as this was his original proposal.

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

Cllr Lack asked whether the Committee is now up to full membership following Cllr Timlin joining. This was confirmed by the Chair.

**PLANNING & TRANSPORTATION COMMITTEE MINUTES (Agenda Item 4)**

It was proposed by Cllr Croy and seconded by Cllr Nagella, and it was that the minutes of the Planning & Transportation Committee meeting held on 6<sup>th</sup> July 2023 (pages 16779 to 16785) be received as a true and correct record and that they be confirmed and signed by the Chair.

**RESOLVED  
30704**

**ACTION: PT OFFICER**

**MONITORING REPORT (Agenda Item 5)**

The Monitoring Report dated 30<sup>th</sup> August 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.

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



A further service has been added to those hiring a locker. Spokesafe have partnered with BikeHero and they offer a bike repair service while your bike is in the locker. WTC will add Social Media content for this.

The sedum roofs for the lockers were originally going to be installed by WTC Bloom volunteers but this cannot be guaranteed by the end of the year. As the Sedum roofs were a prerequisite for the grant the PT Officer is seeking quotes for this work.

Cllr Lack suggested that a funding request could be made if the budget we have for the Sedum roofs are short of the cost required. The PT Officer will investigate the options.

The PT Officer gave an update on usage and the figures for July 2023 were the highest so far at 31 rentals. Cllr Dixon asked if we could have a breakdown on how many users this was for the 31 rentals. The PT Officer will supply these figures for the next meeting.

The Chair asked for an update on SpokeSafe introducing a release of locker for hire once a user finishes with the Locker and whether there is any progress on shorter hire times than a daily hire. The PT Officer will follow up with SpokeSafe.

### **BUS SHELTERS**

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

A new Bus Shelter (replacing existing) has appeared on Wellington Road near the Carnival Hub. WTC have not been informed of this installation so do not know the background. As this shelter is maintained by WTC the PT Officer is investigating who was involved with the install.

### **APPLICATION FOR NEW PREMISES LICENCE (Agenda Item 6)**

To receive and consider a licence for Wokingham Local Food and Wine. Any comments are required by 11th September.

The Committee have concerns about alcohol being sold to underage people, and mitigations which might have been put in place after this.

### **WELCOME TO WOKINGHAM AND SPEED WATCH SIGNAGE (Agenda item 7)**

To receive and consider a budget proposal (2024-2025) to have signs installed at six entry points to Wokingham. This would include 'Welcome to Wokingham' sign and 'Speed Watch Area' sign at each of the 6 entry points.

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



It was pointed out that on 1/ Entrance to Toutley Road that it should be 'Old Forest Road' and not 'Old Forest Lane'.

The Committee thought that this was a worthwhile plan, however Cllr Malvern had issues with this particularly regarding the proposed sign positions and boundaries on 1/ Entrance to Toutley Road.

**RESOLVED  
30705**

The Committee voted to support this proposal and it was That this be proposed to the Finance Committee and placed on the next Finance and Personnel Agenda for funding.

The PT Officer will follow up with Cllr Malvern regarding his concerns.

**ACTION: P&T OFFICER**

### **COMMITTEE'S BUDGET (Agenda Item 7)**

A report on the Committee's budget as of 31<sup>st</sup> July 2023 were received and noted.

The PT Officer was asked if income from the Secure Lockers would be shown on the report. The PT officer expects this to be shown on the next report (August).

Cllr Dixon raised a point that he forgot to ask earlier in Questions from the Council.

The question was would there be value in having a local plan specific to Wokingham Town Centre developments, in particular resident developments in previously commercial areas. The Chair stated that as the Town Centre area is within the Heritage area that gives a specific development framework and regulation.

### **PLANNING APPLICATIONS (Agenda Item 8)**

**RESOLVED  
30706**

The following applications were received and considered, and it was that the Committee would make comment as shown.

#### **231669 2a Barrett Crescent RG40 1UP**

Full application for the proposed erection of 2 no. detached four bedroom dwellings with associated parking and access, following demolition of the existing dwelling, closure of the existing access and creation of 2 no. dropped kerbs.

The Committee think that the proposal is out of keeping for this area. The proposed development does not allow enough space for parking and a garden. The inadequate space for parking could force more cars parking on the road. The proposed development is too large for the location.

The Committee object on the following

TB06 Development of Private Residential gardens

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



CP3 General Principles for development

- a) Mass
- f) sense of place
- g) open space

**231966 74 Eastheath Avenue RG41 2PJ**

Full application for the proposed subdivision of the site and erection of 1 no. three bedroom detached dwelling with associated parking following demolition of the existing garage and utility room, plus formation a new dropped kerb, parking and access for the existing dwelling.

The Committee think that the proposal is out of keeping for this area.

The proposed car parking space is not adequate for manoeuvring cars.

The Committee object on the following.

CP3 General Principles for development

- a) Mass

CP6 - Managing Travel Demand

- d) appropriate vehicular parking

**231351 171 Evendons Lane RG41 4EH**

**\*Additional Documents\*** 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 and soft landscaping and other associated works following demolition of existing commercial buildings.

The previous objections remain.

There is concern that the minibus service will use Section 106 funding.

**231990 Ye Olde Leathern Bottel 221 Barkham Road RG41 4BY**

Full application for the proposed creation of a site access to serve the existing Public House and the Equestrian centre along with clearance of the former access.

The Committee could not see why this change to access was necessary.

There were 2 significant oak trees felled, there needs to be planting of new trees to offset this.

The change to entrance position has an impact on road safety.

Disabled parking spaces are being removed.

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



The reduction in parking spaces could impact with parking on road.

The Committee have the following objections.

CP2 - Inclusive communities  
c) People with special needs

CP6 - Managing Travel Demand  
d) appropriate vehicular parking  
f) Enhance road safety

**231631 Hutts Farm Cottage Blagrove Lane Wokingham RG41 4AX**

Full application for the proposed erection of a first floor extension to facilitate conversion of the existing annex building to an independent dwelling, with associated external alterations including addition of a chimney and flue, a front canopy roof and changes to fenestration, plus provision of replacement parking for Hutts Farm Cottage.

This is a concern as it is development in a countryside area.

If this is approved, please can the enhancement recommendations, section 7 of the Ecological Assessment be followed.

**232083 40 Reading Road Wokingham RG41 1EH**

Application for Listed Building consent for the proposed erection of a single storey extension following demolition of the existing single storey extension.

The Committee fully support this proposal.

Cllr Dixon asked if we could review and comment on an application that wasn't on the list. The Chair and PT Officer explained that this wouldn't be possible as it was not notified to the public prior to the meeting. The application will be added to the list of applications for the October P&T Meeting.

**ACTION: P&T OFFICER**

**INFORMATION ITEMS (AGENDA ITEM 9)**

Cllr Lack informed the Committee that he was speaking with a Network Rail employee and the plan is to remove the temporary bridge at Tan House on December 25<sup>th</sup>.

Cllr Lack asked the Committee whether there was anything happening with the block of flats development near Carnival Hub. The Chair stated that it is understood that the company developing this have halted due to financial issues.

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



CHAIRMANS SIGNATURE \_\_\_\_\_

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

