



Wokingham Town Council

Town Hall, Market Place, Wokingham, Berkshire RG40 1AS
Tel: 0118 978 3185 www.wokingham-tc.gov.uk
Town Clerk: K. Hughes

**This Council Meeting is open to the Public and Press
Please notify the Officer or Chairman if you wish to record the meeting**

8th November 2023

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 14th November 2023** for the purpose of considering and resolving upon the subjects and matters set out in the Agenda below.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'K. Hughes'.

K Hughes
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 11th October 2023 (pages 16837 to 16842) copy attached as a true and correct record.

5 MONITORING REPORT

To receive and consider the Monitoring Report dated 8th November 2023

6 COMMITTEE'S BUDGET

To receive and consider a report on the Committee's budget as of 30th September 2023 (copy attached).

7 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/>

8 INFORMATION ITEMS

To receive items for information or to be referred to a future meeting.

Planning & Transportation Committee: Imogen Shepherd-Dubey (Chair), Nagi Nagella (Vice Chair), Keith Malvern, Adrian Betteridge, Warren Dixon, Andy Croy, Basit Alvi, Tony Lack and Louise Timlin

Copy to: Ms Sally Gurney

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).

11th October 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 21:20

PRESENT

Cllr I Shepherd-Dubey (Chair)
Councillors: Cllr N Nagella (Vice Chair), Cllr K Malvern, Cllr A Betteridge, & Cllr L Timlin.

IN ATTENDANCE

PT Officer.

APOLOGIES FOR ABSENCE (Agenda Item 1)

Cllr W Dixon
Cllr Lack
Cllr B Alvi
Cllr A Croy

MEMBERS' INTERESTS (Agenda Item 2)

Cllr Betteridge stated he has interests in Agenda item 9 as he is on a working party for this project.

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

None

PLANNING & TRANSPORTATION COMMITTEE MINUTES (Agenda Item 4)

**RESOLVED
30721**

It was proposed by the Chair and seconded by Cllr Timlin, and it was that the minutes of the Planning & Transportation Committee meeting held on 5th September 2023 (pages 16813 to 16818) 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 27th September 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 _____



Agenda Item 4

As we cannot construct the Sedum Roof for the Lockers internally as hoped we have looked at other options.

Roofing contractors inspected the roofs, and we had quotes that were high and out of scope ranging from 4k to 6k.

We also asked a local charity group, Men's Shed whether they could create a frame that we could then add a sedum blanket. Regrettably, upon inspecting the lockers, it became apparent that this project was beyond their capabilities.

The PT Officer had a conversation with MyJourney and another option was suggested using an environmentally friendly paint that is actually air purifying. They had a demonstration of this paint and thought this could be used on the roof as an alternative to a sedum roof. The PT will investigate whether this paint would be suitable.

Another alternative is for plants to be added to the roof like planter boxes. This option will also be investigated.

BUS SHELTERS

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

The new Bus shelter that appeared on Wellington Road was installed by WBC as they thought they owned it. We will continue the cleaning and maintenance of this shelter.

The Contact numbers for WTC are being installed onto the bus shelters by internal Staff.

The Chair asked whether we could clear the historical notes for both the Bus Shelters and Secure Lockers as the new Councillors are now familiar with their history.

The Chair asked if we could have a report started whereby the Committee are kept informed of the outcomes of planning applications that they have commented on. The PT Officer will explore the options for this.

STATEMENT OF COMMUNITY INVOLVEMENT (Agenda Item 6)

To receive and consider the Wokingham Borough Council draft consultation document 'Statement of Community involvement', an opportunity for interested parties to comment on proposed planning Policy. Any comments are required by 15th October 2023

CHAIRMANS INITIALS _____



The Committee were pleased to be consulted but have no comments at this stage in the process.

ACTION: P&T OFFICER

COMMITTEE'S BUDGET (Agenda Item 7)

A report on the Committee's budget as of 31st August 2023 were received and noted.

At this time, it was agreed that we would move Agenda item 9 up to discuss.

PLANNING CONSULTATION (Agenda Item 9)

To review and consider the Wokingham Borough Council consultation on the A329 Reading Road (Wokingham town) cycle and pedestrian improvements. Any comments are required by 22nd October 2023

The Committee discussed the proposals and agreed that there would be response from Wokingham Town Council as well as Councillors completing the questionnaire as individuals.

The Plans were made available for viewing to the Committee.

There were some concerns regarding the funding of the project and whether money would be available to complete it.

The committee support the concept of the proposals as this encourages Cycling and walking and reducing car traffic. This also fits in with our strategic principles particularly regarding inclusivity.

The Committee would like to see a 30mph speed limit as part of the proposal.

The Committee would like confirmation that the Emergency Services have been fully consulted on safety aspects.

The Committee would like there to be improvement in the quality of the road surface.

PLANNING APPLICATIONS (Agenda Item 8)

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

**RESOLVED
30722**

232115 1-5 Broad Street RG40 1AX

Prior approval submission for the proposed change of use of part of the ground floor plus the first and second floors of the commercial premises to form 8 no. dwellings (Use Class C3).

CHAIRMANS INITIALS _____



The committee think that there is inadequate parking provision and that this should be at the 1.1 level.

232130 1-5 Broad Street RG40 1AX

Full application for the proposed changes to fenestration, addition of roof light and installation of balustrades.

No Comments

232195 Car Park Adjacent To Carnival Pool Wellington Road RG40 2AT

Application to vary condition 2 of planning consent 230249 for the proposed external hard and soft landscaping to extend existing car park spaces from 6 No. to 16 No. Existing sub station retained in rear corner of parking zone with proposed Parking Entrance Barrier, EVC Points, External Lighting, Low Level Retaining Wall, Surface Water Drainage and Landscaping. Condition 2 refers to approved details and the variation is to reduce the number of residential parking spaces to 11, increase the soft landscaping area and withdraw drawing TSE-00502-A.

The Committee object as there is a reduction in the required car parking spaces.

232242 6 Ground Floor Market Place Wokingham RG40 1AL

Application for Listed Building consent for the proposes change of use of the Grade II listed building from office (B1a/E) to mixed-use with 3 No. flats – residential (C3) on the First and Second floors whilst maintaining Class E premises on the ground floor. No demolition but some external works are proposed including change of existing windows and rise of existing extension ceiling height including internal changes and full refurbishment.

There is no cycle store provision, could this be included.

232240 14 Rectory Road Wokingham RG40 1DH

Full application for the proposed change of use to a children's day nursery with associated garden and parking, plus changes to fenestration.

The Committee welcome a Nursery in the town but have some concerns regarding road safety and so must object to this application.

There is hedging to the entrance and exit that hampers the view onto the road and this is a safety issue. Could the hedge be trimmed back?

There are concerns that the dropping off and picking up plans would not be adequate and force parents to park across the road and require crossing of a busy road.

CHAIRMANS INITIALS _____



232270 Millars Business Centre Fishponds Close RG41 2TZ

Application to vary condition 20 of planning consent 210705 dated 01/12/2021 (as amended by Non-Material Amendment 231839) for the proposed erection of 2 no. industrial buildings (Use Class B2 and B8) comprising a total of 4 no. units together with associated infrastructure, parking and landscaping, following demolition of 2 no. existing industrial buildings. Condition 20 relates to the permitted hours of use and the variation is to amend the wording of condition 20 to extend the hours of operation and when deliveries can be dispatched from 0700-1900 to 0700-2300.

The Committee have no objections however have concerns that large HGV lorries arriving for late deliveries would cause noise disturbance.

232144 Doles Farm Doles Lane Wokingham RG41 4EA

Full application for the proposed installation of 14 no. ground based solar PV panels following demolition of 2 no. existing outbuildings.

The committee support this application.

232129 4 Milton Road Wokingham RG40 1DB

Application for Listed Building consent for the replacement of the front and back doors plus the removal of the existing canopy over the front door. (Part retrospective)

No Comments.

232346 31 Rose Street Wokingham RG40 1XS

Application for Listed Building Consent for the proposed erection of two storey rear extension, plus changes to fenestration, to include 1no rooflight.

No Comments

ACTION: P&T OFFICER

INFORMATION ITEMS (AGENDA ITEM 10)

None.

CHAIRMANS INITIALS _____



CHAIRMANS SIGNATURE _____

CHAIRMANS INITIALS _____



WOKINGHAM TOWN COUNCIL

Monitoring Report: Planning & Transportation

Date: 8th November 2023

Date Action Agreed	Item for Action (to include any resolution number)	Person Actioning	Proposed Completion Date	Progress
29 Sep 2021	SECURE BICYCLE STORAGE IN WOKINGHAM TOWN	PT Officer	January 2024	<p>October 2023</p> <ul style="list-style-type: none"> • Following the issues regarding a sedum roof option, alternatives have been investigated. • Following discussions with Julie Pillai from MyJourney we have investigated environmentally friendly paints. This has been agreed as an alternative to the sedum roof regarding the requirement for the funding. • After discussions with supplier we have purchased a small amount primer and topcoat of Graphenstone Paint for testing. This will be appropriate for an external metal structure. • Details of the paint can be found here https://graphenstone-ecopaints.store/eco-friendly-paints/ • We will test application and if all okay we will then organise painting of the Locker Roofs.
20 June 2022	Bus Shelters maintenance	PT Officer, Cllr Malvern	Sep 2023	<p>October 2023</p> <ul style="list-style-type: none"> • No Updates.

WOKINGHAM TOWN COUNCIL

Monitoring Report: Planning & Transportation

Date: 8th November 2023



WTC strategy:

Wokingham Town Council embraces our past, celebrates our present and builds for our future.

Principles:

Being sustainable

Working to reduce our negative impact on our local environment and use our financial resources and physical assets as efficiently and effectively as possible.

Involving everyone

Striving to ensure the council's events, activities and democratic processes are open, accessible and welcoming to everyone in our community.

Fostering Town Pride

Protecting, enhancing and celebrating what's good about our council, our community, our town and our heritage. We will learn from our past, acknowledge where there's room for improvement, and prepare for the future.

Enriching community

Creating and supporting opportunities to bring our community together and help it to thrive.

Wokingham Town Council

Detailed Income & Expenditure by Budget Heading 30/09/2023

Month No: 6

Cost Centre Report

	Actual Last Year	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available
401 Highways and Planning						
1106 Grant Funding (External)	4,800	5,200	2,640	(2,560)		
1163 Cycle locker income	0	0	300	300		
Highways and Planning :- Income	4,800	5,200	2,940	(2,260)		
4111 Bus Shelter Repairs	1,977	383	2,700	2,317	313	2,004
4529 Cycle lockers	4,800	720	2,640	1,920		1,920
Highways and Planning :- Indirect Expenditure	6,777	1,103	5,340	4,237	313	3,924
Net Income over Expenditure	(1,977)	4,097	(2,400)	(6,497)		
Grand Totals:- Income	4,800	5,200	2,940	(2,260)		
Expenditure	6,777	1,103	5,340	4,237	313	3,924
Net Income over Expenditure	(1,977)	4,097	(2,400)	(6,497)		
Movement to/(from) Gen Reserve	(1,977)	4,097				