

6th February 2024

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 21:10

PRESENT

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

IN ATTENDANCE

PT Officer.
Member of the public

APOLOGIES FOR ABSENCE (Agenda Item 1)

Cllr A Croy
Cllr W Dixon

MEMBERS' INTERESTS (Agenda Item 2)

Cllr Betteridge declared that he is a member of the Active Travel Group, item 7 on the Agenda is regarding the WBC local transport plan.

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

None

PLANNING & TRANSPORTATION COMMITTEE MINUTES (Agenda Item 4)

**RESOLVED
30786**

It was proposed by the the Chair and seconded by Cllr Lack, and it was that the minutes of the Planning & Transportation Committee meeting held on 12th December 2023 (pages 16891 to 16898) be received as a true and correct record and that they be confirmed and signed by the Chair.

ACTION: PT OFFICER

As there was a member of the public who had interests in a Planning Application 231351 it was agreed that these be brought forward on the agenda.

CHAIRMANS INITIALS _____



231351 171 Evendons Lane Wokingham RG41 4EH

Revised plans received to provide an indicative reduction in built form, additional information on Trees and Landscape and Ecology grounds via landscape and biodiversity net gain enhancements as well as indicative CGIs to show how the proposed development could integrate into its surroundings.

A member of the Evendons resident's association addressed the Committee with concerns regarding this application. It has been called in by Wokingham Borough Council's planning committee to discuss next week (February 14th) and it is being recommended to be approved. He was at the last meeting that this application was discussed here and wanted to see, following updated documents to the application, that the Wokingham Town planning committee still objects to the application.

He stated that the Evendons residents' association still have the same objections as previously, following the new documents added to the application and that he

CHAIRMANS INITIALS _____



will be representing them and speaking in opposition to this application at the Wokingham Borough Planning Committee meeting next week.

The Committee discussed the new documents added which included indicative cgi images showing views of the proposed care home building in 10 years.

The previous objections were reviewed and the Committee still strongly object with the same reasons, with expanded comments on CP6 – Manage Travel Demand.

Cllr Malvern stated that WBC have organised a visit to the site on Friday if any of the Committee would like to attend.

The Committee still strongly object as follows.

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.

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

The Committee object as follows.

CP4 - Infrastructure requirements

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

Blagrove Lane is not adequate to take extra traffic and travelling along that road particularly for cyclists and pedestrians is hazardous.

There will also be extra deliveries to the care home which will put extra pressure on an already inadequate road.

CP6 - Manage Travel Demand

- a) sustainable forms of transport
- e) adverse effects on transport network
- f) Enhance road safety

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.

Cllr Timlin agreed to speak on behalf of the Wokingham Town Planning Committee in objection to this application. The PT Officer will send details for her to contact and arrange this.

ACTION: CLLR TIMLIN & PT OFFICER

CHAIRMANS INITIALS _____



MONITORING REPORT (Agenda Item 5)

The Monitoring Report dated 31st January 2024 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 PT officer and the Marketing Officer met with SpokeSafe to look at ways to improve awareness and use of the Lockers. At their other sites a 'business card' has been used and proved to be a good way to promote.

We have now designed and printed these cards. They will be distributed at our events and related events, to MyJourney and to Carnival hub and local businesses/shops near the location of the lockers. The idea of the card rather than flyers is that people are more likely to hold on to them as they can be placed in a purse or wallet.

The cards were distributed to members of the Committee.

Cllr Betteridge informed the Committee that there has recently been several high value bike thefts in the Town and that the further advertising of our Secure Bike Lockers would be welcomed and these cards will help promote them.

BUS SHELTERS

There have been graffiti added to three of our Bus Shelters since our last meeting. Cllr Lack is a volunteer for graffiti cleaning and he has cleaned off the graffiti in the London Road shelter. The other two have been cleaned by our maintenance staff.

There have been complaints regarding a dirty shelter received but this turned out to be a WBC shelter. Our shelters now have our identity and contact numbers on them.

ACTION: PT OFFICER

COUNCIL'S UPDATED VISION & PRINCIPLES (Agenda Item 6)

To consider how this can be embedded in the work of the P&T Committee (copy attached).

The Committee discussed and agreed that the current vision and principles fit well and there is no requirement for change.

ACTION: PT OFFICER

CHAIRMANS INITIALS _____



CONSULTATION ON WOKINGHAM BOROUGH COUNCIL'S LOCAL TRANSPORT PLAN (Agenda Item 7)

To review and consider the Wokingham Borough Council Local Transport Plan. Any comments are required by 23rd February 2024.

The Committee discussed and there was a comment from Cllr Malvern that the links on some of the WBC documents were not working. These have since been rectified.

The Committee agreed that Cllr Betteridge will create a response document and this will be reviewed by the Committee. This will be via email correspondence and will be completed so that the PT Officer can reply to the consultation with representative comments from the Committee before the deadline on 23rd February.

ACTION: CLLR BETTERIDGE & PT OFFICER

CONSULTATION ON WOKINGHAM BOROUGH COUNCIL'S TWO HOUSING STRATEGIES ON AFFORDABLE HOUSING AND THE OTHER ON HOUSING FOR PRIORITY GROUPS OF YOUNG PEOPLE. (Agenda item 8)

To review and consider. Comments required by 19th February 2024.

The Committee reviewed the documents.

Affordable housing is seen as very important by the Committee. There has been some frustration that the required figure of 30% is not being met and more could be done particularly where 'viability' is used by developers to remove affordable housing.

The Committee agreed that Cllr Betteridge will create a response document, and this will be reviewed by the Committee. This will be via email correspondence and will be completed so that the PT Officer can reply to the consultation with representative comments from the Committee before the deadline on 19th February.

ACTION: CLLR BETTERIDGE & PT OFFICER

COMMITTEE'S BUDGET (Agenda Item 9)

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

CHAIRMANS INITIALS _____



PLANNING APPLICATIONS (Agenda Item 10)

**RESOLVED
30787**

The following applications were received and considered, and it was that the Committee would make comment as shown. This includes **231351**, noted above.

232998 2a Barrett Crescent Wokingham 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 have the same objections as the previous application on this site.

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

CP3 General Principles for development

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

233120 Waitrose Ltd Rectory Road Wokingham RG40 1BB

Application for Listed Building consent for proposed reconstruction and restoration works to car park boundary walls, with associated landscaping.

The Committee support this application are pleased to see the wall repair.

240055 31A Sturges Road Wokingham RG40 2HG

Full application for the proposed erection of 1 no. detached six bedroom dwelling following demolition of the existing dwelling and garage, plus formation of a new dropped kerb and erection of a detached outbuilding in the rear garden.

The Committee have no comment.

240013 10 Shute End Wokingham RG40 1BJ

CHAIRMANS INITIALS _____



Application for Listed Building consent for the proposed partial demolition and rebuilding of a chimney.

The Committee support this application.

240187 10 Broad Street Wokingham RG40 1AB

Application for advertisement consent for 1No Fascia sign(backlit) 1No projecting sign (Backlit)and 1No ATM surround. 1No window message and safety manifestation. Advertisement period 18/01/2024-17/01/2029.

The Committee support this application and are glad that the bank is still in the Town Centre.

233122 24 Murdoch Road Wokingham

Full application for the erection of 2no. two storey rear/side extensions to provide 4no. flats following the demolition of the existing single storey rear extension.

The Committee think this application is out of character in a Conservation area and object.

TB06 – Development of private residential gardens

CP3 - General Principles for development

- a) mass
- c) ecological, heritage, landscape, geological
- f) sense of place

ACTION: P&T OFFICER

INFORMATION ITEMS (AGENDA ITEM 11)

None

CHAIRMANS SIGNATURE _____

CHAIRMANS INITIALS _____

