

14<sup>th</sup> November 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 21:10**

**As Cllr Shepherd-Dubey (Chair) was absent, the meeting was Chaired by Cllr Nagella (Vice Chair)**

**PRESENT**

Councillors: Cllr N Nagella (Vice Chair), Cllr K Malvern, Cllr A Betteridge, & Cllr L Timlin, Cllr W Dixon, Cllr B Alvi & Cllr A Croy.

**IN ATTENDANCE**

PT Officer.

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

Cllr I Shepherd-Dubey (Chair)  
Cllr Lack

**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  
30743**

It was proposed by the Cllr Timlin and seconded by Cllr Betteridge, and it was that the minutes of the Planning & Transportation Committee meeting held on 11<sup>th</sup> October 2023 (pages 16837 to 16842) 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 7<sup>th</sup> November 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 \_\_\_\_\_



Following the issues regarding a sedum roof option, alternatives have been investigated.

Along 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.

We have purchased a small amount primer and topcoat of Graphenstone Paint (environmentally friendly) for testing. This will be appropriate for an external metal structure.

We will test application and if all okay we will then organise painting of the Locker Roofs.

The Committee asked for clarification on the date for this. The PT Officer explained that there are specific requirements with the paint to when it can be applied and would need several dry days so we cannot guarantee it will be by the end of this year but we will endeavour to do so.

The Committee asked if there was any update to the 'release' system whereby once a bike is returned before the 24 hour hire it will be available again. The PT Officer has chased this several times with the supplier but will do so again.

The PT Officer will supply up to date data on revenue, usage and maintenance cost to the Committee.

### **BUS SHELTERS**

There were no new updates.

**ACTION: P&T OFFICER**

### **COMMITTEE'S BUDGET (Agenda Item 6)**

A report on the Committee's budget as of 30<sup>th</sup> September 2023 were received and noted.

There was discussion regarding how the report showed the costs for the Secure Lockers. The PT Officer will clarify and send information on maintenance costs and income to the Committee.

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



## PLANNING APPLICATIONS (Agenda Item 7)

**RESOLVED  
30744**

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

### **232331 55 and 55A Peach Street Wokingham RG40 1XP**

Application for Listed Building consent for the proposed enclosure of the rear shared entrance with aluminium framed glass doors, addition of signage to the front and rear elevations, internal alterations and installation of air conditioning with 1 no. external air conditioning unit on the rear elevation at roof level.

The Committee had no comments on this application.

### **232402 12-13 Market Place Wokingham RG40 1AL**

Full application for the erection of a new bin store and landscaping works along with new trees. Following the removal of existing trees.

The Committee agreed that the current rear of the building is a mess and that this would improve the eyesore it currently is. However, have to object as this would mean the removal of several trees. New trees planted would not create a screen for many years.

The Committee hope that a compromise could be made by the developer that would not remove as many trees.

### **232473 Bean Oak Shopping Parade 58-64 Charwood Road RG40 1RY**

Application for advertisement consent for 3 no. externally illuminated fascia signs and 2 no. non-illuminated projecting signs.

The Committee support this as it puts to use an empty building for a useful purpose.

It was mentioned in a comment that there were other Mathnasium signage design used in other areas that would be more appropriate Could they consider these?

### **232621 Land West Of Limmerhill Road Wokingham**

Outline Planning Application for up to 60No. dwellings including age-restricted housing for older people with associated public open space, landscaping, ecological enhancements, drainage and other supporting infrastructure, with access from Barkham Road. Means of Access to be considered (with Appearance, landscaping, Layout and Scale to be reserved).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.

The Committee object to this application.

CHAIRMAN'S INITIALS \_\_\_\_\_



This is a development in a countryside area that is not in the Strategic Development Plan.

It is not a sustainable development as the bus service is inadequate.

This would remove the key rural gap between Wokingham and Barkham.

It is unclear from the documentation how the affordable housing will be implemented.

As the road entrance is the same as application 231990 the same objections remain as follows;

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.

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

**223691 Lee Spring Latimer Road Wokingham RG41 2WA**

**\*\*UPDATED DOCUMENTS\*\*** Full application for the proposed erection of a 3-part development to provide 42 residential apartments, 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. Re-consultation by virtue of revised plans and description received to address original design, landscaping and highways concerns, as well as to reduce the scale and mass of the proposal.

The Committee feel that the previous objections have not been addressed, particularly regarding height and mass, so will be objecting to this application as before;

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.

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



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 overspill 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

**232695 1-5 Broad Street Wokingham 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 9No. dwellings.

The Committee debated whether there was adequate parking but agreed that in a Town Centre it was acceptable.

There are concerns that the Town Centre is becoming more residential with a loss of commercial businesses.

**230881 19/21 Market Place Wokingham Berkshire RG40 1AP**

**\*\*UPDATED DOCUMENTS\*\*** Full application for the proposed erection of new mixed used development of 60no. dwellings plus Class E commercial floorspace, associated public and private amenity space, new pedestrian route, 36 car parking spaces, 1 loading bay and cycle space for 115 bikes with 101 for residential in storage spaces. Following demolition of 19 & 20 Market Place and partial retention of 21 Market Place.

The Committee discussed the changes made to the application. With the exception of the objection regarding access via Howard Road (which has been addressed) the previous objections remain;

The Committee thought that the height of the building was an issue, as it was four storeys and not in keeping with character of area.

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



There are concerns that this will cause an impact on the Community.  
Garden and residents of sale garden cottages.

There is no affordable housing in the development.

Therefore, the Committee object as follows;

CP1 - Sustainable development

10) attractive, safe, secure

CP3 - General Principles for development

a) Mass

b) functional, accessible, safe, secure

CP5 - Housing mix, density and affordability

CP6 - Managing Travel Demand f) Enhance road safety

**ACTION: P&T OFFICER**

### **INFORMATION ITEMS (AGENDA ITEM 8)**

Cllr Betteridge asked whether discussions on the Greenway (currently with amenities) could be discussed within this P&T Committee. The PT Officer will investigate.

Cllr Malvern has received a notification of updated documents for application 222306. The PT Officer has not received any notifications but will investigate.

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

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

