



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

6th December 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 12th December 2023** for the purpose of considering and resolving upon the subjects and matters set out in the Agenda below.

Yours sincerely

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 14th November 2023 (pages 16861 to 16866) copy attached as a true and correct record.

5 MONITORING REPORT

To receive and consider the Monitoring Report dated 6th December 2023

6 ACTIVE TRAVEL A329 PHASE 2 CONSULTATION

To review and consider the Wokingham Borough Council consultation on the A329 Reading Road (Wokingham town) Phase 2 cycle and pedestrian improvements. Any comments are required by 21st December 2023.

7 LANGBOROUGH ROAD CONTROLLED PARKING ZONE CONSULTATION

To receive and consider the planned controlled parking proposal. Comments are required by December 12th.

8 COMMITTEE'S BUDGET

To receive and consider a report on the Committee's budget as of 31st October 2023 (copy attached).

9 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/>

10 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).

14th 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 11th 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 7th 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 _____

Planning & Transportation Committee 14/11/2023

16861



Agenda Item 4

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 30th 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 & Transportation Committee 14/11/2023

16862



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.

CHAIRMANS 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 _____



Agenda Item 4

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 _____



WOKINGHAM TOWN COUNCIL

Monitoring Report: Planning & Transportation

Date: 6th December 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>November 2023</p> <ul style="list-style-type: none"> The weather has not been as required to fully test the paint for the Locker Roofs. It requires dry weather over 3-day period and temperatures 7 ° c and above to work properly. The primer coat has been tested on an outside metal structure and works well. Statistics on hire use should be sent out to the Committee prior to the P&T Meeting. There has been a query with the invoices regarding use and cost and this is currently being worked on with SpokeSafe and WTC Accounts department. I hope to have an update by the next meeting.
20 June 2022	Bus Shelters maintenance	PT Officer, Cllr Malvern	Sep 2023	<p>November 2023</p> <ul style="list-style-type: none"> No Updates.

WOKINGHAM TOWN COUNCIL

Monitoring Report: Planning & Transportation

Date: 6th December 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.

Consultation: A329 Reading Road Active Travel Scheme



Woosehill Roundabout

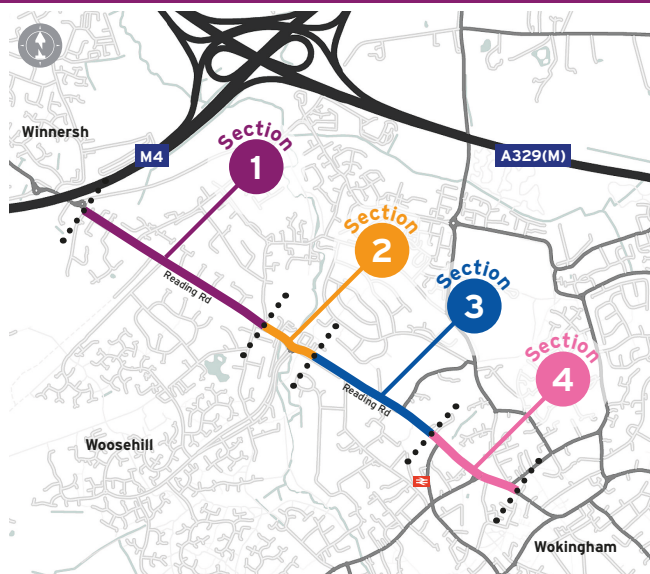
Wokingham Borough Council has been awarded funds to design improvements for walking and cycling along the A329 Reading Road from Sadler's Lane to Wokingham Town Centre.

This is being designed in 4 sections. We are consulting on the second of these, which is between Emmbrook Road and Mill Close (Woosehill Roundabout).

Why do we want to improve our Active Travel routes in Wokingham?

More than a quarter of commuting trips in Wokingham Borough are under 5km (three miles), yet more than 70 per cent of these shorter trips are made by car.

These journeys provide the biggest opportunity to swap driving for active, healthy and cheaper alternatives and we want to help you make the most of them.



Why Reading Road?

This is one of the key routes identified in our borough-wide Local Cycling and Walking Infrastructure Plan (LCWIP) which we consulted on last year.

You told us that this section of Reading Road feels unsafe, it's difficult to cross the road, there isn't enough protected space for cyclists and you're worried about traffic speeds.

What are we proposing?

We are proposing one way stepped cycle tracks (higher than the road but lower than the pavement) in each direction. At the roundabout, there would be toucan crossings to allow pedestrians and cycles to cross all of the arms as well as shared use paths to allow cyclists to choose any route between the crossings. There is also a short two-way cycle track proposed where the route passes the subway (see picture below).

Other key features are:

A speed limit reduction from 40mph to 30mph to improve safety.



Replacing traffic islands on Reading Road with toucan (signalised pedestrian and cycle) crossings and sections of shared-use path.



The route between the toucan crossings at the roundabout will be a segregated route (below) or shared use.



Please view the plans and take our short survey by 21st December

For help completing the survey, or to view it in an alternative format, please call us on 0118 974 6000



Scan me



<https://engage.wokingham.gov.uk/en-GB/projects/a329-cycle-pedestrian-improvements>



Residents Letter

Dear Resident,

LANGBOROUGH ROAD– CONTROLLED PARKING ZONE PROPOSALS

Wokingham Borough Council is proposing to introduce a controlled parking zone in Langborough Road in response to feedback obtained from residents in a consultation exercise carried out in 2021. The proposal is to introduce a controlled parking zone which will operate every day, 6am to 10pm for permit holders or maximum stay of 2 hours no return within 1 hour. The details of the proposed scheme have been shown on the plan overleaf.

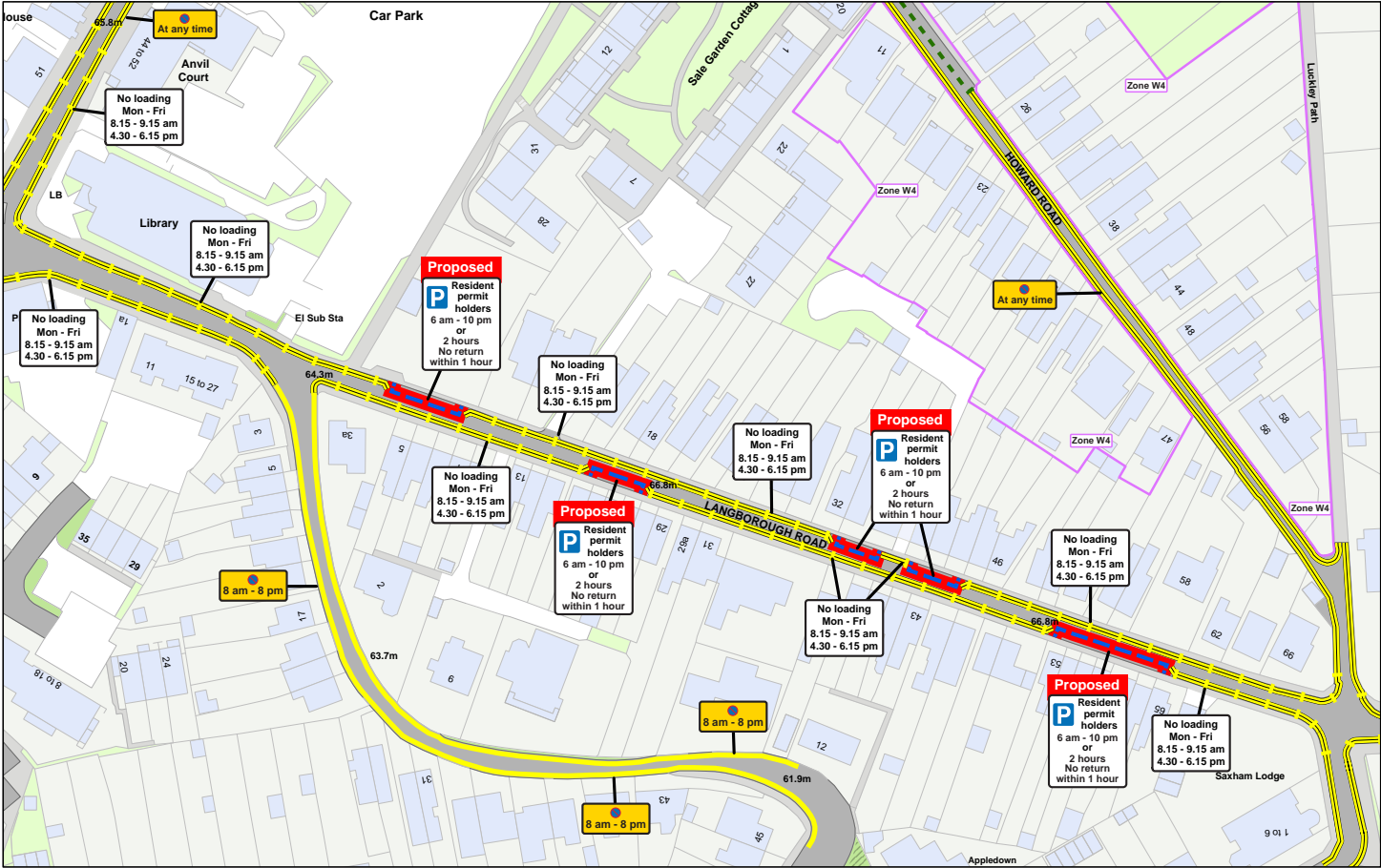
The scheme will comprise of marked parking bays along sections of the road which does not currently have waiting restrictions, visitors to the area will be able to park for up to two hours for free. Pensioners and disabled badge holders that are residents within the zone will be entitled a free parking permit, other residents with no off-street parking will be able to purchase a maximum of one permit per household and anyone with off-street parking will be declined. The current charge for a council resident permit is £30.00 per annum. Unfortunately, residents will not be able to purchase more than one permit per household because of the limited on-street parking spaces available.

Have your say on proposals to introduce new parking controls.

The statutory consultation process on these proposals will commence in January 2024 there will be a period for objections to be made as part of the statutory consultation process. In the meantime, residents are invited to provide their views on the proposals. You can email your response to us at TM.Consultations@wokingham.gov.uk or write to the address at the top of this letter. In your response, please give us your views on the proposed scheme and express your support or objection to the proposed scheme. Comments from residents will be reviewed together with the feedback to the statutory consultation.

LANGBOROUGH ROAD: PROPOSED PARKING CONTROLS

CONSULTATION PLAN



Wokingham Borough Council (Prohibition and Restriction of Stopping, Waiting, Loading and Parking Places (Consolidation) Order 2023

SCALE - 1:1,250 @ A3
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Wokingham Borough Council
Civic Offices
Wokingham
Berkshire
RG40 1BN

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Wokingham Town Council

Detailed Income & Expenditure by Budget Heading 31/10/2023

Month No: 7

Cost Centre Report

	Actual Last Year	Actual Year To Date	Current Annual	Variance Annual	Committed Expenditure	Funds Available
<u>401 Highways and Planning</u>						
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				