

Wokingham Town Council

Town Hall, Market Place, Wokingham, Berkshire RG40 IAS
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

29th January 2025

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 4th February 2025 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 17th December 2024 (pages 17120 to 17124) copy attached as a true and correct record.

5 MONITORING REPORT

To receive and consider the Monitoring Report dated 29th January 2025

6 LICENSING ACT 2003 HEARING FOR BURGER KING ATTENDED BY CLLR CROY 16 DEC 2024

Cllr Croy will update the Committee on his attendance at the hearing, where he represented Wokingham Town Council.

7 WOKINGHAM PILOT ACCESS AND RIGHTS OF WAY CAMPAIGN

To receive and consider the effect a 'footpath review' (put forward by the British Horse Society Pilot Campaign) may have on the Parishes in Wokingham and how these may connect to the town centre and neighbouring Authorities. Gauging opinion from local groups before presenting to Wokingham Borough Council (WBC) for their opinion. Feedback is required by 28th February.

8 COMMITTEE'S BUDGET

To receive and consider a report on the Committee's budget as of 31st December 2024 (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), Chetna Jamthe, Adrian Betteridge, Warren Dixon, Andy Croy, Basit Alvi, Heather Richards and Louise Timlin

Copy to: Cllr Robert Comber

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).

17th December 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 21:00

PRESENT

Councillors: Cllr N Nagella (Vice Chair), Cllr A Croy, Cllr L Timlin, Cllr H Richards, Cllr W Dixon,

IN ATTENDANCE

PT Officer 2 members of the public

APOLOGIES FOR ABSENCE (Agenda Item 1)

Cllr Shepherd-Dubey (Chair) Cllr C Jamthe Cllr B Alvi Cllr A Betteridge

As the Chair was absent the Vice Chair, Cllr Nagella chaired the meeting.

MEMBERS' INTERESTS (Agenda Item 2)

None

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

None

At this point in the meeting as there were members of the public who wished to speak regarding Agenda item 7 it was agreed by the Chair to change the order and go to Agenda item 7.

APPEAL BY BERKELEY STRATEGIC LAND LIMITED (Agenda Item 7)

To resolve If the town council will make a further representation to the appeal on Land Adjacent to Blagrove Lane, Wokingham. Application: 222306. Appeal: APP/X0360/W/24/3354667. All representations must be received by 24 December 2024.

Just before the meeting there was an update to this appeal, with a change of date for representations. Representations can now be received up until **January 20**th **2025**.





The two members of the public were representing the 'Save Blagrove Campaign' They explained that they had contacted Wokingham Borough Council several times regarding the date for representations to be extended and were pleased that they now had been.

They plan to attend the inquiry hearing, hopefully as an active party with Rule 6 status. This would allow them to actively be involved in the process and have access to all the documentation presented. This however would require funding for legal representation which they estimate would be £15,000.

They will be looking at three main areas in this case, but not exclusively. The Ecology report, Traffic Safety and Sustainability.

They spoke about their campaign so far. They have sent leaflets to 1500 local residents, informing them of developments. They have attended Barkham Parish Council meetings and have started a 'Just Giving' fund raising page.

They enquired whether it would be possible for Wokingham Town Council to help in any way.

The PT Officer replied that on financial help this would be out of scope for this meeting. They are welcome to approach the Town Clerk but due to the timescales it was unlikely that any financial help would be a possibility.

The Committee will support by creating a new objection letter.

It was

RESOLVED 30973

that Cllr Dixon create a new objection letter and distribute to the Committee via the PT Officer for agreement and collate and implement any changes. Cllr Dixon will create the document at the beginning of January.

ACTION: CLLR DIXON, PT OFFICER

PLANNING & TRANSPORTATION COMMITTEE MINUTES (Agenda Item 4)

RESOLVED 30974

It was proposed by Cllr Timlin and seconded by Cllr Richards, and it was that the minutes of the Planning & Transportation Committee meeting held on 19th November 2024 (pages 17093 to 17097) 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 13th December 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 stated that the usage figures had fallen slightly in November, but this was expected due to colder seasonal weather.

Cllr Croy noted that the figures for usage were good at Carnival Hub but so for Denmark street. He asked if there were any other locations that would make a move or a new set of lockers more appealing to cyclists. The PT Officer will contact WBC to see if there are any alternatives to locations that could be provided.

BUS SHELTERS

The new method of cleaning graffiti was tested at Crutchley Bus Shelter. Unfortunately, it did not work as hoped. The alternatives of replacing the panels are not viable as this would be a high cost if panels needed to be replaced each time they were subject to graffiti that was hard to clean off.

The replacement shelter at Wellington road is due to be installed in January 2025.

ACTION: PT OFFICER

CIL CO FUNDING REQUESTS FROM WOKINGHAN BOROUGH COUNCIL (Agenda Item 6)

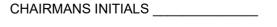
To review and make a recommendation on the 3 proposed road crossing projects that WBC has requested co-funding with Wokingham Town Council. This will provide information for the Finance & Personnel Committee who will be reviewing in their next meeting.

The Committee discussed the three projects. There were several issues within the documents that were not clear, so it made it difficult to give guidance to the Finance & Personnel Committee.

It would have helped if more information could have been provided either prior to the meeting or at the meeting where questions could be asked.

Two of the requests, Wiltshire Road & Warren House Road have already been funded and information has been shared with WBC Ward Councillors.

Documents submitted to the town council are not accurately completed.





The Committee welcome future requests of funding for road safety improvements within the town area but would require more information and consultation.

Toucan Crossing - A329

Recommend to finance from CIL - YES

The Committee had previously supported this when it was reviewing the proposed cycleway on the A329. This would be recommended to the Finance & Personnel Committee for funding.

Wiltshire Road - Zebra Crossing

Recommend to finance from CIL - NO

Increased safety in this area is actively supported by Wokingham Town Council and this would be welcomed, however funding for this project is already complete. It states that "External funding would assist in funding more projects that improve road safety across the area". If these are within Wokingham Town, we would welcome discussions on these other specific projects.

Warren House Road - Zebra Crossing

Recommend to finance from CIL - NO

The request seems to contradict itself regarding the installation of a Zebra Crossing.

Increased safety in this area is actively supported by Wokingham Town Council and this would be welcomed, however funding for this project is already complete.

ACTION: PT OFFICER

COMMITTEE'S BUDGET (Agenda Item 8)

A report on the Committee's budget as of 30th November 2024 were received and noted.

ACTION: PT OFFICER

PLANNING APPLICATIONS (Agenda Item 9)

RESOLVED 30975

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

242745 1-2 Bush Walk Wokingham RG40 1AT

Application for Listed Building Consent to include: refitting of existing shopfitting's and floor coverings, repair of existing walls, erection of stud wall at rear of the shop

CHAIRMANS INITIALS _____



to provide storage, repair and repainting of timber shopfront, installation of new non-illuminated sign to the front fascia, covering of side windows with vinyl product displays, alterations to existing internal lighting.

The Committee support this application.

242930 36 Rose Street Wokingham RG40 1XU

Householder application for the proposed refurbishment of two listed terrace properties to refresh the finishes and repair some legacy water damage to internal plaster walls. No structural alterations are proposed. The removal and making good of a shared non-structural lean-to glazed conservatory roof and enclosure is proposed to reinstate separate access into private garden spaces at the rear of the properties.

The Committee support this application.

INFORMATION ITEMS (AGENDA ITEM 10)

Cllr Croy informed the Committee that he attended the licensing sub committee hearing for extended hours for Burger King on behalf of Wokingham Town Council. The result of hearing should be known by 23rd December.

	ACTION: P&T OFFICER
CHAIRMANS SIGNATURE	



WOKINGHAM TOWN COUNCIL

Monitoring Report: Planning & Transportation Date: 29th January 2025

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	March 2025	 The usage figures have reduced in line with what is expected for the winter months. The PT Officer is investigating the possibilities of moving the Denmark Street Secure Lockers to another location in the Town that will be more viable on the request of the Committee. Spokesafe have quoted a price of £600 per locker to move and set-up. They have suggested keeping 2 lockers at Denmark Street and moving 2 to a different location as a possibility. There is also a cost of £250 for a new location activation. I have been in touch with Sarah Dukes & Katie Meakon at WBC and they are investigating any possible locations for the Secure Lockers.
20 June 2022	Bus Shelters maintenance	PT Officer	March 2025	 The replacement shelter at Wellington Road has been installed.

WOKINGHAM TOWN COUNCIL

Monitoring Report: Planning & Transportation Date: 29th January 2025



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

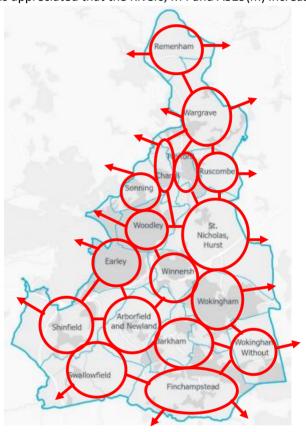
Creating and supporting opportunities to bring our community together and help it to thrive.

Wokingham Pilot Campaign

To assess the effect a 'footpath review' may have on the Parishes in Wokingham and how these may connect to the town centre and neighbouring Authorities. Gauging opinion from local groups before presenting to Wokingham Borough Council (WBC) for their opinion.

The concept

A review of the footpath network to identify public footpaths that if given bridleway or restricted byway status would offer improved connections between towns, areas of settlement, places of interest e.g. schools and country parks, existing bridleways and byways. Also those that would help to offer alternatives to busy or dangerous road and to form circular routes for increased recreational opportunities. Please see the concept illustration below, no specific routes are indicated, it is appreciated that the Rivers, M4 and A329(m) increase the challenge.



<u>Why</u>

We believe recreation, Active Travel and health and well being need to go hand in hand to offer increased connectivity and safer alternatives to increasingly busy and dangerous roads for vulnerable road users. Moving Wokingham towards a greener, healthier, safer future that also addresses the inequality in the current Public Rights of way network is vital for the whole community. The current rights of way network appears to be an undervalued resource but holds enormous potential.

There are a number of current policies WBC are actively following and consulting on: The ROWIP, LCWIP, DMMO process, Greenways, SANG, Active Travel, Health and Well Being, which are all explained below. However, while each of these has excellent ideals, they don't complement each other to provide a cohesive off road network which would encourage people to choose Active travel, instead of their car, or take more exercise recreationally.

Wokingham has been chosen for this pilot for the following reasons -

• The Rights of Way Improvement plan (ROWIP) acknowledges and seeks to address the inequality in the current network, with a long list of desired routes. However, whilst it is a requirement for councils to review their ROWIP every 10 years, these are a plan for management with desired actions, but without actual Government targets to reach and actively implement.

Agenda Item 7

- Active Travel options are poor, whilst the Council seeks to improve this with new Greenways (walking and cycling routes for active travel and to link the Strategic Development Locations) as part of housing development, there are challenges with this. The Local Cycling and Walking Infrastructure Plan (LCWIP) proposals for Wokingham seem to largely be on-road routes, or via shared footways which are undesirable for many reasons. Some are proposed along pavements and verges which would mean total exclusion of horse riders from roads they legally have a right to use if these are implemented Horse riders are not permitted to use on-road cycleways, it is also against the law/Highway code for a bicycle to pass a horse on their left side.
- Definitive Map Modification Order (DMMO) applications have been submitted along some footpaths in the Borough on historic evidence, some also with user evidence.
- The Borough is urban/rural, each parish is different.
- The Public Rights of Way (PRoW) network is extensive but only approximately 10% is bridleway, less than half the national average of 22% which in itself is considered woefully inadequate.
- The bridleway network is fragmented, leaving vulnerable users unable to avoid increasingly busy roads. There is only one very short bridleway circuit in Barkham, all other circular routes in the Borough are footpath so only available to pedestrians.
- Off road access between bridleways, byways, areas of settlement, towns, villages, schools and places of
 interest e.g. country parks, is limited. The proposed Greenways will assist with this, but gaps will still
 remain. For horse riders, access to the Greenways in Wokingham will only be where possible some
 Greenways will cross SANG (Suitable Alternative Natural Greenspace) areas or follow footways where only
 pedestrian use is currently permitted.
- Parts of the footpath network are inaccessible to those who have a right to use it for kissing gates, steps, stiles and other barriers. Only able bodied people can negotiate these, excluding access by disabled, elderly and parents with buggies and prams.
- Health and Well being, including mental health are vital, the 2020 pandemic proved how vital access to the outdoors is for everyone. Also with an 'ageing population', staying active is really important.
- Wokingham has a high percentage of horse owners living in the Borough. Recreational horse riding is essential for the survival of equestrianism, an improved PRoW network could help to secure its future.

How

I see this as potentially an easy win for the Council. The infrastructure largely already exists, but too much of it is only open to pedestrians.

- Not all footpaths would be needed. Surely this suggestion is preferable to 'The Right to Roam'? Providing a useful compromise as part of the much needed public gain.
- Footpaths would be chosen for upgrade for their location and convenient links they could offer, coupled with the minimum width of 3m. Trimming may be required in some places to achieve width/height where this exists but overgrowth has restricted the available space. Pinch points (e.g. tree jutting into the way) should not be an issue if there is space to pass either side of it. Some landowners may be willing to support the community need by widening narrower paths in situations where the path is highly desirable but currently too narrow. With an agreement for allowing higher rights, there should also be scope to move paths to a more desirable location, either to form more direct routes or that suit the land owner better than the current path e.g. moving the route to a boundary.
- There may be a cost implication where surface/drainage improvements are needed. However, as these footpaths are already in use by the public, if they are already in a poor state, any improvements needed, would surely be needed anyway to allow continued/improved access by those other than pedestrians who already have the right to use them e.g. wheelchair users. Funding may be gained from existing grants, also by fund raising from groups who will benefit from the upgraded/reclassified routes.
- DMMO application routes applied for as bridleway, or restricted Byway, that already have footpath
 classification and would help to provide the above benefits, could be given their higher status more
 quickly, saving the Council money. This money could instead be spent on pathway improvements. It is
 appreciated that Government policy for a fast track system would probably be needed to make this
 possible.
- To identify which footpaths to reclassify, stakeholders representing the user groups should be consulted and public consultations held. ROWIP, Active Travel and LCWIP plans considered to bring together one plan with timescales for phased delivery. Potential target of 2050 to reach completion.

Benefits

Walkers - No reduction in access, walkers would be able to continue using 100% of the off road network. Walkers would still retain sole use of the majority of the network and would benefit from any drainage and surface improvements made. As they age and their mobility is reduced, they would have easier access to the improved routes, with increased width and without barriers that may otherwise prevent them from continuing to enjoy walking. Knowledge that by sharing more routes with other users they are assisting with provision of a community need.

Cyclists - Increase in available off road routes, for both Active Travel and recreation. Opportunity to avoid riding on the roads and feel safer without the motorised traffic. Ability to enjoy more of the countryside. Increased opportunities to also ride with others who are currently put off riding their bike for fear of accidents on the road. Parents may be more encouraged to ride with their children and feel more confident allowing their children (of an appropriate age) to ride with their friends unsupervised and cycle to school. Cycling is currently a male dominated activity, increasing off road access may encourage more women to take up cycling.

Horse riders - Increase in available off road routes, for both Active Travel and recreation. Opportunity to avoid riding on the roads and feel safer without the motorised traffic. Ability to enjoy more of the countryside. Increased opportunities to also ride with others who are currently put off riding their horse out towards their nearest bridleway for fear of accidents on the road. Parents may feel more confident allowing their children (of an appropriate age to ride out with their friends unsupervised. Horse riding is a female dominated activity, there are policies to encourage women to take up and remain in sport, increasing recreational horse riding activities will support these.

Disabled and Elderly - Increase in available routes that are easier to navigate, for both Active Travel and recreation. Opportunity to enjoy more of the countryside instead of having to use the roads with mobility aids such as 'trampers', or walking on pavements next to motorised traffic. We are an ageing population, staying active is vital to assist in maintaining health and well being. Wider routes with improved surfaces will allow easier access by wheelchair, including those who need their legs elevated. Also, easier use by those who need someone to walk by their side e.g. partially sighted or those with conditions that affect their balance, such as Parkinson's.

Parents with buggies and prams, children on wheeled toys such as scooters, balance bikes etc - Increase in available routes for both Active Travel and recreation. Opportunity to enjoy more of the countryside, giving children a little more freedom to safely use their wheeled toys or toddle on foot without the worry of motorised traffic next to them. Safer and easier to control children on off road pathways than along road edge pavements when they could fall off their wheeled toy into the road. Increased width and improved surfaces that will allow buggies and prams to pass through barriers and past other users more easily.

Landowners - Opportunity to move pathways that are through fields to boundaries that suit them better, or give more space between a public route and their home. Knowledge that by agreeing to higher rights on a footpath they own, they are supporting the whole community, increasing safety and enjoyment of the countryside. Allowing these routes to remain in perpetuity for many future generations to also enjoy.

Objective and desired outcome

Gaining improved connectivity between existing bridleways and byways, also towns, villages and places of interest (e.g. country parks, schools etc). Creation of circular routes, please see concept illustration above. Ultimate goal of a circular, off road, bridleway route in every parish which are linked, forming a 'honeycomb' or spiders web pattern of bridleways and byways over the whole of the Wokingham Borough.

A high level of support for the concept from all local groups with an interest in access that represent the Borough and Wokingham community as a whole.

Wokingham Borough Council to voice their support for the pilot. An agreement in principle, they have the power or should there be a Govt. policy for a 'footpath review', that they would be willing to adopt this and actively implement the necessary revisions to the existing network.

Nicola Greenwood British Horse Society Access and Bridleways Officer - Wokingham nicola.greenwood@bhsvolunteer.org.uk

Wokingham Pilot Campaign - 'Footpath review' response form

The British Horse Society would value your opinion on the 'footpath review' concept for this pilot campaign. Before filling in this form please would you read the information document that accompanies it.

Please would you return this form on or before 28th February 2025. Thank you.

Name:				
Address:				
Email address:				
Group/organisiation/charity I am representing:				
Date:				
1. Recreation, Active Travel and health and well be	-			
connectivity and safer off road alternatives to incr	easingly busy and dangerous roads for			
vulnerable, non motorised road users.				
I agree	I disagree			
2. Wokingham needs to move towards a greener,				
inequality in the current Public Rights of Way net	work.			
I agree	I disagree			
3. The current Public Rights of Way network, for h	aving such a high percentage of footpaths which			
only allow use by walkers, with limited access by o	disabled, those with buggies and prams, is an			
undervalued resource that holds enormous poten	tial. There is potential in the footpath network to			
provide improved connections throughout the Boi	rough for more non motorised, vulnerable road			
user groups than are currently unable or not perm	itted to use it.			
l agree	I disagree			
4. A footpath review is a more attractive and viable	e option than 'The right to roam'.			
I agree	I disagree			
i agree	i disagree			
- or · · · · · · · · · · · · · · · · · ·				
5. Offering more off road connections between areas of settlement and to places of interest e.g.				
country parks and schools. Also off road circular routes for more non motorised groups is				
important to my group/organisation/charity.				
I agree	I disagree			
6. The criteria set out in the information document, for how the footpath network can be improved,				
is appropriate and necessary to gain a much needed facility for the Wokingham Borough				
community as a whole.				
I agree	I disagree			

Please write any other comments your have below				
I would like to receive updates on this campaign				
Yes	No			

Thank you again for taking the time to give your opinion on this pilot campaign.

Please return the form to:

nicola. green wood@bhsvolunteer.org.uk

Nicola Greenwood British Horse Society Access and Bridleways Officer - Wokingham



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 Wokingham Town Council
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Detailed Income & Expenditure by Budget Heading 31/12/2024

Month No: 9 Cost Centre Report

		Actual Last Year	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	Transfer to/from EMR
<u>401</u>	Highways and Planning							
1106	Grant Funding (External)	1,901	3,299	2,640	(659)			
1163	Cycle locker income	155	145	300	155			
1256	Misc. Income	0	5,825	0	(5,825)			
	Highways and Planning :- Income	2,056	9,269	2,940	(6,329)			0
4111	Bus Shelter Repairs	696	575	3,000	2,425	313	2,113	
4529	Cycle lockers	1,901	787	2,640	1,853		1,853	
Higl	hways and Planning :- Indirect Expenditure	2,597	1,362	5,640	4,278	313	3,966	0
	Net Income over Expenditure							
		(541)	7,907	(2,700)	(10,607)			
	Grand Totals:- Income	2,056	9,269	2,940	(6,329)			
	Expenditure	2,597	1,362	5,640	4,278	313	3,966	
	Net Income over Expenditure							
		(541)	7,907	(2,700)	(10,607)			
	Movement to/(from) Gen Reserve							
		(541)	7,907					