

19th March 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 21:05

PRESENT

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

IN ATTENDANCE

PT Officer.
2 members of the public.

APOLOGIES FOR ABSENCE (Agenda Item 1)

Cllr B Alvi
Cllr Lack

MEMBERS' INTERESTS (Agenda Item 2)

Cllr Betteridge declared that he is a member of the Active Travel Group in relation to Agenda item 7.
Cllr Timlin is on the board of the Holt School in relation to Planning Application 240384.

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

None

PLANNING & TRANSPORTATION COMMITTEE MINUTES (Agenda Item 4)

**RESOLVED
30799**

It was proposed by the Cllr Croy and seconded by the Chair, and it was that the minutes of the Planning & Transportation Committee meeting held on 6th February 2024 (pages 16916 to 16922) be received as a true and correct record and that they be confirmed and signed by the Chair.

Cllr Malvern asked Cllr Timlin about her attendance at the Borough Council Planning Meeting where she was speaking on behalf of Wokingham Town Council regarding applications 230881 (19-21 Market Street) and 231351 (171 Evendons Lane). Cllr Timlin stated that unfortunately that the applications were approved but the residents' groups appreciated her speaking against the applications and that it was a worthwhile experience as a member of the P&T Committee.

The Chair had concerns regarding a statement regarding the decision on affordable housing (viability assessment) was not available with the documents on this planning application. The PT Officer will follow this up with WBC Planning.

ACTION: PT OFFICER

CHAIRMANS INITIALS _____



MONITORING REPORT (Agenda Item 5)

The Monitoring Report dated 13th March 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.

We have distributed most of the first batch of Secure Locker 'business Cards'. We have already seen a sharp increase in bookings for the Lockers at Carnival hub and hope this will continue to rise as we go into better weather.

Cllr Betteridge asked for clarification on the monthly management costs, The PT Officer stated that this is £120 per month and any of our takings will offset that cost.

The PT Officer was asked if there was any update on the 'release' mechanism whereby a locker is available once a bike is removed by hirer. The PT Officer will chase up Spokesafe on this request.

As the Carnival Hub lockers are performing better than the Denmark street lockers the PT Officer would look into the possibility of moving the lockers at Denmark Street to a more viable location. We will see how they perform over the next few months first.

BUS SHELTERS

There has been a glass panel smashed on the shelter in Wellington Road (shelter WBC replaced recently). We are arranging the panel to be replaced with polycarbonate panel. This should be carried out in April.

ACTION: PT OFFICER

WELCOME TO WOKINGHAM AND SPEED WATCH SIGNS (Agenda Item 6)

To receive and consider an in-year budget request proposal (2024-2025) to have signs installed at six entry points to Wokingham. This would include 'Welcome to Wokingham' sign and 'Speed Watch Area' sign at each of the 6 entry points.

The PT Officer explained that unfortunately this didn't get on the F&P Agenda for funding following this being approved and supported by the P&T Committee on the September 2023 meeting. Following discussion with the Town Clerk it was decided that it could go for an in-year budget request with the F&P Committee in their meeting in April if approved by the P&T Committee this evening.

There are no changes to the original request except that it has a 4% allowance for cost increase.

CHAIRMANS INITIALS _____



**RESOLVED
30800**

The Committee voted to support this proposal and it was
That this be proposed to the Finance Committee and placed on the next Finance
and Personnel Agenda for funding.

ACTION: PT OFFICER

ACTIVE TRAVEL A329 PHASE 3&4 CONSULTATION (Agenda Item 7)

To review and consider the Wokingham Borough Council consultation on the
A329 Reading Road (Wokingham town) Phase 3&4 cycle and pedestrian
improvements. Any comments are required by 21st March 2024.

The PT Officer had previously asked the Committee members to send any
comments and they would be collated and discussed at this meeting.

There were four responses and available to the Committee in a printout. There
were also plans of the proposed development for the committee to view.

The PT Officer will collate the feedback received along with the comments at the
meeting and feedback to WBC.

The response to the consultation will be as follows.

The Committee welcomes this initiative for the benefits it will bring to the town
area, making sustainable travel safer and easier for local people, however there
are some concerns with the current plans.

There is concern at the potential loss of trees. Could there be clarification on the
removal of trees and any mitigation plans.

It is good to see encouragement of cycling and walking on this route particularly
school age children.

There are concerns regarding the use of half kerbs between pavement, cycle way
and roadway as a potential trip hazard.

From Holt Lane, cycle and pedestrian lanes switch this could cause confusion
and a possible safety issue? This happens in other places on the proposal as
well.

Shared use out of town from Station Road. There are concerns that cyclists will
just use the road.

Road surface, what is the structure and makeup, is this cycle friendly? It looks
bumpy.

The Island between St Pauls Parish rooms and Holt Lane being removed is a
concern.

CHAIRMANS INITIALS _____



The use of shared space sections is a significant compromise on the overall aim for segregated routes and will be unattractive with both cyclists and pedestrians. They should be a last resort only where other compromises to retain segregation are unacceptable.

The sections where the cycleway runs on the far side of the pavement from the road are likely to cause confusion and conflict, particularly for drivers crossing at side roads who will not be anticipating such an arrangement. Again, these should only be implemented if there are no conventional alternatives.

The reduction of speed to 20mph at Shute End is welcome and we hope that this will be able to be extended into Broad Street and beyond in the future.

ACTION: PT OFFICER

COMMITTEE'S BUDGET (Agenda Item 8)

A report on the Committee's budget as of 29th February 2024 were received and noted.

**RESOLVED
30801**

PLANNING APPLICATIONS (Agenda Item 9)

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

240368 23 Simons Lane Wokingham Wokingham RG41 3HG

Householder application for proposed single storey front extension, raising of the roof to create first floor accommodation with 6No dormers, along with changes to fenestration and two additional roof lights.

There were two members of the public that were in attendance to hear the discussion on this application. They were the residents of the property (23 Simons Lane).

The residents of the property stated that there are other property's in the road and adjacent roads that are two storey or have been raised from one to two storey.

They had discussed with their direct neighbour their plans to develop the property.

They do not believe that the development would affect the neighbour's privacy or remove light.

The Committee had some concerns regarding the possibility of reduction in light to the neighbouring property but would trust the Planning Officer would investigate this in making the assessment and decision.

240194 74 Eastheath Avenue Wokingham RG41 2PJ

CHAIRMANS INITIALS _____



Full application for the proposed subdivision of the site and erection of 1 no. two bedroom detached dwelling with associated parking following demolition of the existing garage and utility room, plus formation a new dropped kerb, parking and access for the existing dwelling.

The Committee acknowledged that this was a smaller development than in previous application (231966) but the same issues remain, so the previous objections are made as follows.

The Committee think that the proposal is out of keeping for this area.

The proposed car parking space is not adequate for manoeuvring cars.

The Committee object on the following.

CP3 General Principles for development

a) Mass

240268 Tan House Footbridge Wokingham

Application for Prior Approval under Part 18, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 for the erection of a single span footbridge. Amendments to the Prior Approval application REF:223493 to allow changes to the East and West staircases of the approved footbridge.

The Committee hope that, in the near future, the bridge will be improved to give access to all via a ramp system. There are no other comments on this application.

240337 Hutts Farm Cottage Blagrove Lane Wokingham RG41 4AX

Full application for the proposed erection of a first floor extension along with 2No rear facing dormers, to facilitate conversion of the existing annex building to an independent dwelling, with associated external alterations including addition of a chimney and flue, a front canopy roof and changes to fenestration, plus provision of replacement parking for Hutts Farm Cottage.

As in the previous application (231631) This is a concern as it is development in a countryside area.

240339 12 – 13 Market Place Wokingham RG40 1AL

Full application for the proposed erection of a bin store and installation of hardstanding to form parking spaces, plus associated landscaping works including removal and planting of trees.

The Committee have the same reservations regarding tree removal as in the previous application at this site (232402)

CHAIRMANS INITIALS _____



The Committee agreed that the current rear of the building is a mess and that this would improve the eyesore it currently is. However, must 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.

240384 The Holt School Holt Lane Wokingham RG41 1EE

Full planning application for the proposed erection of 1 no. single storey building containing teaching space and ancillary facilities (Use Class F1) following demolition of the existing ancillary school building, plus landscaping and associated works.

The Committee support this application.

240575 Nigra House Mulberry Business Park Fishponds Road

Full application for the proposed demolition of the existing building and the erection of 1 no. building for employment purposes (Use Classes E(g)(ii), (iii), B2 and B8) with new vehicular access and associated infrastructure works including service yard, car parking, boundary treatments and landscaping.

The Committee were pleased to see that this was not a convert to residential and that it will be kept as an industrial site.

If any trees are removed, they must be replaced.

240621 7 Market Place Wokingham Wokingham RG40 1AL

Application for Listed Building consent for the proposed the installation of 2 no. fixed signs at first floor level to replace existing hand painted signage. Installation of fascia signage with matching branding. 2no. display screens fitted inside bay window & LED open sign installed on right hand entrance door.

There are some concerns regarding the internal led signage as this is in a heritage area.

ACTION: P&T OFFICER

INFORMATION ITEMS (AGENDA ITEM 10)

None

CHAIRMANS SIGNATURE _____

CHAIRMANS INITIALS _____

