



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**

28th August 2024

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 3rd September 2024** for the purpose of considering and resolving upon the subjects and matters set out in the agenda below.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'K. Hughes'.

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 16th July 2024 (pages 17025 to 17030) copy attached as a true and correct record.

5 MONITORING REPORT

To receive and consider the Monitoring Report dated 28th August 2024.

6 GOVERNMENT PROPOSED REFORMS TO THE NATIONAL PLANNING POLICY FRAMEWORK (NPPF) AND OTHER CHANGES TO THE PLANNING SYSTEM

To receive and consider the proposed changes to the NPPF and determine any appropriate town council response.

7 COMMITTEE'S BUDGET

To receive and consider a report on the Committee's budget as of 31st July 2024 (copy attached).

8 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/>

9 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).

16th July 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 Shepherd-Dubey (Chair), Cllr A Betteridge, Cllr A Croy

IN ATTENDANCE

PT Officer

APOLOGIES FOR ABSENCE (Agenda Item 1)

Cllr L Timlin
Cllr H Richards
Cllr W Dixon
Cllr B Alvi
Cllr N Nagella (Vice Chair)
Cllr C Jamthe

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
30898**

It was proposed by The Chair and seconded by Cllr Betteridge, and it was that the minutes of the Planning & Transportation Committee meeting held on 04th June 2024 (pages 16989 to 16992) 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 10th July 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 "Check Out" feature has been added to the Spokesafe App. This will allow lockers to be rebooked within the same day.

CHAIRMANS INITIALS _____

Planning & Transportation Committee 16/07/2024

17025



Agenda Item 4

Cllr Betteridge will test the functionality and report back on how it works to the PT Officer.

The Secure Lockers have maintained a rising use over the last two months.

The Carnival Hub Lockers roofs have now been painted with the environmentally friendly paint. The Denmark Lockers will follow shortly, hopefully in the next two weeks.

The Chair suggested that once both shelters have their roofs painted and the "Check out" feature has been tested that a Social media post and a Press Release be created for these updates.

BUS SHELTERS

The WTC Groundsmen will shortly carry out a survey on the Bus Shelters to see if any maintenance is required.

ACTION: PT OFFICER

OLD WOKINGHAM DISTRICT COUNCIL NOTICE BOARD IN NORREYS AVENUE (Agenda Item 6)

To review whether this Notice Board could be fixed/replaced and be funded by Wokingham town Council.

Cllr Nagella had asked for this to go on the agenda but was absent from this meeting.

The PT Officer suggested that this be held for the next PT Meeting.

It was briefly discussed, and it was decided that the PT Officer will find out some more information about likely costs and whether there are any other Notice Boards in the Town like this one in Norreys.

Cllr Betteridge suggested that this be part of a wider Community Communication plan.

If there was a replacement Notice Board required, this would probably fit in with the Amenities Committee.

ACTION: PT OFFICER

COMMITTEE'S BUDGET (Agenda Item 7)

A report on the Committee's budget as of 31st May 2024 were received and noted.

PLANNING APPLICATIONS (Agenda Item 8)

CHAIRMANS INITIALS _____



**RESOLVED
30899**

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

232842 10 Rose Street Wokingham RG40 1XU

Application for Listed Building consent for the proposed installation of 1 no. non-illuminated fascia sign and 1 no. illuminated barber pole. (Retrospective)

The Committee have no objections, however, would have preferred original timber material used.

241565 Waitrose Ltd Rectory Road Wokingham RG40 1BB

Application for Listed Building consent for the proposed restoration works to car park boundary wall, with associated landscaping.

It was pointed out that the description is not correct.

The Committee support this application and appreciate that this is being maintained.

241317 St Crispins School London Road Wokingham RG40 1SS

Full application for the proposed erection of a new mesh fencing and associated gates, and footpath.

The Committee have no objections but feel that the fence has significant visual impact and could a softer colour such as green been used? Could the existing hedge have been extended to provide a fence?

241545 7 Market Place Wokingham Wokingham RG40 1AL

Application for Listed Building consent for the proposed installation of a 3mm thick black aluminium flat panel fascia with standoff letters at 3mm thickness in anodised gold, with LED HALO behind letters.

The Committee trust that the Heritage Officer will follow the policies on signage in a conservation area when making a determination.

241602 Bridge Retail Park, Unit 2a Finchampstead Road

Full application for proposed refurbishment to shop front. To include, new sliding entrance doors, an additional access door, new glazing and redecorated fascia panel. New HVAC installed to the rear of the property, including associated works.

The Committee discussed the 3 applications for this site together, **241602, 241603 and 241604**

The Committee have no objections but have several concerns. Will the operating times be the same as the existing Burger King in the Town?

There are concerns regarding odours from the proposed restaurant affecting residents close to the site in Oakey Drive. Will these odours be mitigated as to not be an issue?

CHAIRMANS INITIALS _____



As there is no forecast of traffic movements and the possibility of heavier traffic around the site can it be clarified that this will not be an issue.

There are concerns of increased noise in evenings and mornings that might adversely affect local residents.

241603 Bridge Retail Park, Unit 2a Finchampstead Road

Application for advertisement consent for the installation of 1 no. white McDonald's letterset and 2 no. yellow Golden Arches.

The Committee discussed the 3 applications for this site together, **241602, 241603 and 241604.**

The Committee have no objections but have several concerns.
Will the operating times be the same as the existing Burger King in the Town?

There are concerns regarding odours from the proposed restaurant affecting residents close to the site in Oakey Drive. Will these odours be mitigated as to not be an issue?

As there is no forecast of traffic movements and the possibility of heavier traffic around the site can it be clarified that this will not be an issue.

There are concerns of increased noise in evenings and mornings that might adversely affect local residents.

241604 Bridge Retail Park, Unit 2a Finchampstead Road

Application for advertisement consent for the installation of a freestanding Totem and a wall mounted Banner.

The Committee discussed the 3 applications for this site together, **241602, 241603 and 241604**

The Committee have no objections but have several concerns.
Will the operating times be the same as the existing Burger King in the Town?

There are concerns regarding odours from the proposed restaurant affecting residents close to the site in Oakey Drive. Will these odours be mitigated as to not be an issue?

As there is no forecast of traffic movements and the possibility of heavier traffic around the site can it be clarified that this will not be an issue.

There are concerns of increased noise in evenings and mornings that might adversely affect local residents.

CHAIRMANS INITIALS _____



241625 47 The Terrace Wokingham RG40 1BP

Application for Listed Building consent for the proposed erection of a single storey rear extension following demolition of the existing conservatory, insertion additional roof lights and 7no solar panels to the main roof, installation of an electric charging point to the front, replacement of the front and side steps along with internal alterations plus changes to fenestration.

The Committee support this application and are pleased to see Solar Panels and electric charging included.

241556 Ye Olde Leathern Bottel 221 Barkham Road

Full application for the proposed extension to the existing public house to include remodelled pub/kitchen at ground floor, loss of staff accommodation, and introduction of 5 no. rooms of accommodation at first floor. Additionally, the erection of a ancillary building to provide a further 8 no. rooms; together with associated changes to access, parking, landscaping and other ancillary works.

The Committee felt that the road entrance, although not part of this plan but for application 232621 is a dependency for this application and should be considered together as it has impact on this application.

The Committee have the following objections.

Loss of green space where the new car parking area will be constructed.

Overdevelopment of a site in a rural setting.

The proposed development encroaches on the settlement boundary between Wokingham and Barkham.

Obstruction of countryside views for residents in Limmerhill Road.

CP3 - General Principles for development – a) Mass

CP11 - Proposals outside Development Limits (including countryside)

2) excessive encroachment

4) inappropriate increases in scale, form or footprint

ACTION: P&T OFFICER

CHAIRMANS INITIALS _____



INFORMATION ITEMS (AGENDA ITEM 8)

None.

CHAIRMANS SIGNATURE _____

CHAIRMANS INITIALS _____



WOKINGHAM TOWN COUNCIL

Monitoring Report: Planning & Transportation

Date: 28th August 2024

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	Sep 2024	<p>July 2024</p> <ul style="list-style-type: none"> • Both sets of Locker’s roofs have now been painted with the environmentally friendly paint. • Figures are showing a continued trend of increase in usage. • SpokeSafe have now implemented the ‘check out’ feature on the App for the Lockers. • Further Social media update on the roof paint and ‘check out’ feature
20 June 2022	Bus Shelters maintenance	PT Officer	April 2024	<p>July 2024</p> <ul style="list-style-type: none"> • No updates

WOKINGHAM TOWN COUNCIL

Monitoring Report: Planning & Transportation

Date: 28th August 2024



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.

Proposed reforms to the National Planning Policy Framework (NPPF) and other changes to the planning system

Website Link to full documentation -

<https://www.gov.uk/government/consultations/proposed-reforms-to-the-national-planning-policy-framework-and-other-changes-to-the-planning-system/proposed-reforms-to-the-national-planning-policy-framework-and-other-changes-to-the-planning-system>

Link to Survey <https://consult.communities.gov.uk/planning/planning-reform/>

Scope of consultation

Topic of this consultation

This consultation seeks views on our proposed approach to revising the National Planning Policy Framework in order to achieve sustainable growth in our planning system. We are also seeking views on a series of wider policy proposals in relation to increasing planning fees, local plan intervention criteria and appropriate thresholds for certain Nationally Significant Infrastructure Projects.

Scope of this consultation

The Ministry of Housing, Communities and Local Government is seeking views on how we might revise national planning policy to support our wider objectives. Full details on the scope of consultation are found within chapter 1. Chapter 14 contains a table of all questions within this document and signposts their relevant scope. In responding to this consultation, we would appreciate comments on any potential impacts on protected groups under the Public Sector Equality Duty. A consultation question on this is found in chapter 13.

Geographical scope

These proposals relate to England only.

Basic Information

Body/bodies responsible for the consultation

The Ministry of Housing, Communities and Local Government

Duration

This consultation will begin on Tuesday 30 July 2024 at 2pm and close at 11.45pm on Tuesday 24 September 2024.

Enquiries

For any enquiries about the consultation please contact: PlanningPolicyConsultation@communities.gov.uk

Agenda Item 6

How to respond

Citizen Space is the department's online consultation portal and our preferred route for receiving consultation responses. We strongly encourage responses are made via Citizen Space, particularly from organisations with access to online facilities such as local planning authorities, representative bodies and businesses. Consultations receive a high-level of interest across many sectors. Using the online survey greatly assists our analysis of the responses, enabling more efficient and effective consideration of the issues raised.

[Respond via Citizen Space](#)

If you cannot respond via Citizen Space, you may send your response by email to: PlanningPolicyConsultation@communities.gov.uk

Written responses should be sent to:

Planning Policy Consultation Team
Planning Directorate – Planning Policy Division
Ministry of Housing, Communities and Local Government
Floor 3, Fry Building
2 Marsham Street
London
SW1P 4DF

When you reply, it would be very useful if you please confirm whether you are replying as an individual or submitting an official response on behalf of an organisation and include:

- your name
- your position (if applicable)
- the name of organisation (if applicable)

Please make it clear which question or paragraph number each comment relates to and ensure that the text of your response is in a format that allows copying of individual sentences or paragraphs, to help us when considering your view on particular issues. Thank you for taking time to submit responses to this consultation. Your views will help improve and shape our national planning policies.

06/08/2024
13:23

Wokingham Town Council

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Detailed Income & Expenditure by Budget Heading 31/07/2024

Month No: 4

4

	Actual Last Year	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	Transfer to/from EMR
<u>401 Highways and Planning</u>							
1106 Grant Funding (External)	1,901	3,299	2,640	(659)			
1163 Cycle locker income	155	0	300	300			
Highways and Planning :- Income	2,056	3,299	2,940	(359)			0
4111 Bus Shelter Repairs	696	262	3,000	2,738	625	2,113	
4529 Cycle lockers	1,901	0	2,640	2,640	67	2,573	
Highways and Planning :- Indirect Expenditure	2,597	262	5,640	5,378	692	4,686	0
Net Income over Expenditure	(541)	3,037	(2,700)	(5,737)			
Grand Totals:- Income	2,056	3,299	2,940	(359)			
Expenditure	2,597	262	5,640	5,378	692	4,686	
Net Income over Expenditure	(541)	3,037	(2,700)	(5,737)			
Movement to/(from) Gen Reserve	(541)	3,037					