

16<sup>th</sup> 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 04<sup>th</sup> 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 10<sup>th</sup> 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 \_\_\_\_\_



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 31<sup>st</sup> 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 \_\_\_\_\_

