

03rd September 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 21:35

PRESENT

Councillors: Cllr Shepherd-Dubey (Chair), Cllr N Nagella (Vice Chair), Cllr A Betteridge, Cllr A Croy, Cllr L Timlin, Cllr H Richards, Cllr W Dixon, Cllr B Alvi

IN ATTENDANCE

PT Officer
Cllr K Malvern
Cllr R Comber (The Mayor)

APOLOGIES FOR ABSENCE (Agenda Item 1)

Cllr C Jamthe

MEMBERS' INTERESTS (Agenda Item 2)

None.

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

Cllr K Malvern asked a question regarding application **230479** *Land to rear of The Bowers Sandhurst Road Wokingham - Full application for the proposed erection of 1 no. four bedroom dwelling with associated access and landscaping.*

The P&T Committee discussed this application in the meeting on 14th March 2023. After discussion and debate they did not have any objections and had no comments regarding the application. Cllr Malvern was at the time on the P&T Committee and registered his personal objection. The application was refused by Wokingham Borough Council. It is now a subject of an appeal.

Cllr Malvern's question. "As the application was refused on ground of unacceptable encroachment and urbanisation of the open countryside should the Committee look at being aligned to this policy when reviewing future applications."

The Chair replied that the Committee reviews each application individually, debates all planning facets and decides on whether to comment, not comment, support or object as is the consensus.

CHAIRMANS INITIALS _____



PLANNING & TRANSPORTATION COMMITTEE MINUTES (Agenda Item 4)

**RESOLVED
30911**

It was proposed by Cllr Croy and seconded by Cllr Betteridge, and it was that the minutes of the Planning & Transportation Committee meeting held on 16th July 2024 (pages 17025 to 17030) 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 28th August 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.

Cllr Richards confirmed that the “Check Out” feature is working correctly.

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

Both sets of Lockers have been painted with the environmentally friendly paint.

The Chair suggested that now 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.

The PT Officer stated that now that the officer responsible for social media is now back from holiday this will take place.

BUS SHELTERS

The WTC Groundsmen survey on the Bus Shelters to see if any maintenance is required has been delayed but hopefully will take place over the next two months.

ACTION: PT OFFICER

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

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

CHAIRMANS INITIALS _____



The Committee members had reviewed the document prior to the meeting and had made note of the questions they thought would be relevant to be discussed and could have a consensus of opinion to be put forward on behalf of Wokingham Town Council.

The responses that the Town Council will be supplying to the survey are below.

1. Do you agree that we should reverse the December 2023 changes made to paragraph 61?

Yes **No**

Please explain your answer

More clarity needs to be added to make it clear when exceptions to the standard method would be acceptable.

4. Do you agree that we should reverse the December 2023 changes made on character and density and delete paragraph 130?

Yes **No**

Please explain your answer

Amend the paragraph (as suggested) to add more clarity on when character may be a factor in not increasing density - e.g. multi-story flats in a heritage town centre would be detrimental to the character of the town.

Neither Character and density is good nor bad, both have their place. It requires more definition on what is in scope and out of scope to decide.

6. Do you agree that the presumption in favour of sustainable development should be amended as proposed?

Yes **No**

Additionally, the amendment should provide more clarify and definitions on what high quality and low-quality development equates to. It should indicate what it means in a defined way what sustainable is. There is a risk that houses could be built that are unsuitable and without the necessary infrastructure.

14. Do you have any other suggestions relating to the proposals in this chapter?

Please provide any other suggestions relating to the proposals in this chapter.

Developers are holding off development and banking the land. Developers should be encouraged to build promptly once planning permission is granted.

CHAIRMANS INITIALS _____



We should not be penalising areas that do not have enough available land at this point. There needs to be pressure on developers to put land forward and build.

46. Do you have any other suggestions relating to the proposals in this chapter?

Yes No

Please explain your answer

The 'Golden Rules' outlined in section 23 should also be applied to other green field developments and not just Green Belt. This should include necessary improvements to infrastructure.

47. Do you agree with setting the expectation that local planning authorities should consider the particular needs of those who require Social Rent when undertaking needs assessments and setting policies on affordable housing requirements?

Yes No

Please explain your answer

We need more Social Housing that is truly affordable.

48. Do you agree with removing the requirement to deliver 10% of housing on major sites as affordable home ownership?

Yes No

Yes, if there is an encouragement for local councils to build more truly affordable housing.

51. Do you agree with introducing a policy to promote developments that have a mix of tenures and types?

Yes No

Yes, if they are considered developments that are inclusive of truly affordable housing and not a sectioned off area akin to a ghetto.

52. What would be the most appropriate way to promote high percentage Social Rent/affordable housing developments?

Empower local Councils to build Council houses and remove the right to buy.

CHAIRMANS INITIALS _____



57. Do you have views on whether the definition of ‘affordable housing for rent’ in the Framework glossary should be amended? If so, what changes would you recommend?

Yes No

If Yes, what changes would you recommend?

Rents linked to income rather than market value, linked to median wage that covers differences in that calculation to represent all groups in society.

For example, men’s and women’s median wage differs significantly and impacts their experience of housing: See <https://wbg.org.uk/wp-content/uploads/2022/03/Housing-and-gender-PBB-Spring-2022.pdf>. For those on housing benefit it should cover their rental costs.

58. Do you have views on why insufficient small sites are being allocated, and on ways in which the small site policy in the NPPF should be strengthened?

Yes No

Please explain your answer

Due to the political nature of local planning committees, there are significant difficulties in getting these approved There should be infrastructure planned to suit a multiple of small developments as well as Infrastructure plans for large sites.

59. Do you agree with the proposals to retain references to well-designed buildings and places, but remove references to ‘beauty’ and ‘beautiful’ and to amend paragraph 138 of the existing Framework?

Yes No Partially agree

Please remove ‘Beauty’ from the references. As this is subjective.

81. Do you have any other comments on actions that can be taken through planning to address climate change?

Yes No

Please explain your answer

We would like to draw attention to the building regulations and ensure they for specify the environmental standards required for new builds.

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Building with included infrastructure for sustainable travel. Build houses that are low carbon to live in as well as build.

85. Are there other areas of the water infrastructure provisions that could be improved? If so, can you explain what those are, including your proposed changes?

Yes No

Please explain your answer

Please fix our sewage and drainage systems.

106. Do you have any views on the impacts of the above proposals for you, or the group or business you represent and on anyone with a relevant protected characteristic? If so, please explain who, which groups, including those with protected characteristics, or which businesses may be impacted and how. Is there anything that could be done to mitigate any impact identified?

Please explain your answer

All Planning applications must consider the PSED – especially for disabled people. Flats should be built with lifts, doors should be wide enough for rollators/wheelchairs, bathrooms should be convertible.

ACTION: PT OFFICER

COMMITTEE'S BUDGET (Agenda Item 7)

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

PLANNING APPLICATIONS (Agenda Item 8)

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

**RESOLVED
30912**

241987 31 Wiltshire Road Wokingham RG40 1TS

Full application for the proposed change of use of the existing building to 1 no. dwelling, plus the erection of a two storey side extension following demolition of existing sheds, erection of a single storey side extension with 1 no. lantern rooflight, installation of 2 no. front dormer windows and a replacement flat roof over the single storey rear structure with 1 no. lantern rooflight, erection of a front porch canopy, changes to fenestration and associated landscaping and boundary treatments. The Committee have no objections, however, would have preferred original timber material used.

This application was withdrawn so it was not discussed.

242045 11-13 Broad Street Wokingham RG40 1AU

Application for Listed Building consent for the proposed addition of a new service hatch, painting of the shopfront and replacement tiling to the stallriser, internal

CHAIRMANS INITIALS _____



alterations, plus the installation of signage consisting of 1 no. externally illuminated projecting sign and 1 no. internally illuminated collection sign. It was pointed out that the description is not correct.

The Committee have no issues with the signage design but have concerns regarding the pizza pickup sign illumination, as this is in a heritage area.

242027 68 – 70 Peach Street Wokingham

Prior approval submission for proposed change of use of the commercial premises on the first floor to 2 no. dwellings.

The Committee thought the documentation for this application was sparse and would like to see bin storage and cycle storage included in the application.

241916 Waitrose Ltd Rectory Road RG40 1BB

Application for Listed Building consent for the proposed works to the car park boundary wall (Wall H1) including installation of 3 no. buttresses and a supporting wall, and restoration where necessary.

The Committee supports this necessary application in terms of public safety and that the wall is being preserved.

242043 100 Finchampstead Road RG40 2NT

Full application for the demolition of the existing four bedroom detached house and construction of 2 no. new four bedroom detached houses and 1 no. new three bedroom detached house with associated parking, cycle storage, bin stores and new access.

The committee have no objections but concerns regarding increased traffic and the proposed access and being contrary to CP1 and CP3

242141 59 Station Road Wokingham RG40 2AD

Full application for proposed installation of 1 no new communications kiosk.

The Committee object to this proposed installation. It is not required as there is an existing phone box very close by.

The structure is just a large, illuminated advertising board that will be susceptible to vandalism and has no real benefit to the community.

CP 1 - Sustainable development 10 - attractive, safe, secure

CP3 - General Principles for development - f) sense of place

242143 Land Outside 42 Market Place RG40 1AT

Full application for the installation of 1 no. new communication Kiosk with integrated advertising display.

The Committee object to this proposed installation.

The structure is just a large, illuminated advertising board that will be susceptible to vandalism and has no real benefit to the community.

CHAIRMANS INITIALS _____



This is in a heritage area and completely out of place.
It encroaches onto the pavement area.
There is an already, an old-style telephone box with a defibrillator very close by.

CP3 - General Principles for development - f) sense of place

CP 1 - Sustainable development 1) quality of environment

10 - attractive, safe, secure

242145 Land outside 58 and 60 Peach Street RG40 1XG

Full application for the proposed installation of 1 no. new communications kiosk.

The Committee object to this proposed installation. It is not required.
The structure is just a large, illuminated advertising board that will be susceptible to vandalism and has no real benefit to the community.

This is in a heritage area and completely out of place.
It encroaches onto the pavement area.

CP3 - General Principles for development - f) sense of place

CP 1 - Sustainable development 1) quality of environment

10 - attractive, safe, secure

242156 11 The Terrace Wokingham RG40 1BP

Application for Listed Building Consent for the proposed internal alterations to form a new doorway.

The Committee had no comments on this application.

241828 58 Finchampstead Road RG40 2NS

Full application for proposed erection of 4no detached dwelling houses following demolition of the existing dwelling and associated outbuildings.

The committee object to this and have concerns regarding increased traffic and the proposed access being unsafe with increased risks to pedestrians, cyclists as well as cars exiting onto the road from the proposed development.

CP6 - Managing Travel Demand e) adverse effects on transport network

f) Enhance road safety

CP3 - General Principles for development b) functional, accessible, safe, secure

ACTION: P&T OFFICER

INFORMATION ITEMS (AGENDA ITEM 8)

The PT Officer updated the Committee that application 222306 was being brought to the WBC planning meeting on the 11th of September. As previously agreed Cllr Dixon will speak on behalf of Wokingham Town Council at this meeting.

CHAIRMANS SIGNATURE _____

CHAIRMANS INITIALS _____

