

19th November 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 20:45

PRESENT

Councillors: Cllr Shepherd-Dubey, Cllr L Timlin, Cllr H Richards, Cllr W Dixon, Cllr B Alvi, Cllr C Jamthe, Cllr A Croy

IN ATTENDANCE

PT Officer
Cllr Comber (Mayor)
2 members of the public

APOLOGIES FOR ABSENCE (Agenda Item 1)

Cllr A Betteridge
Cllr N Nagella (Vice Chair)

MEMBERS' INTERESTS (Agenda Item 2)

Cllr Shepherd-Dubey, Cllr L Timlin, Cllr H Richards, Cllr W Dixon, Cllr B Alvi, Cllr C Jamthe stated that offices in the building in applications 242784 & 242785 that will be discussed, are currently rented out to the local Liberal Democrat party which they are members.

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

There were 2 members of the public that wished to talk about the application **242066 Ascot House**. The Chair decided to bring this forward on the Agenda so that it would go after Agenda item 4.

PLANNING & TRANSPORTATION COMMITTEE MINUTES (Agenda Item 4)

**RESOLVED
30955**

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 08th October 2024 (pages 17071 to 17075) be received as a true and correct record and that they be confirmed and signed by the Chair.

ACTION: PT OFFICER

PLANNING APPLICATIONS (Agenda Item 7)

242066 Ascot House Finchampstead Road RG40 2NW

Full application for the proposed raising and modification of the roof of the existing building plus the erection of an extension to form additional first, second and third floor accommodation in order to create 10 no. additional dwellings with car parking, cycle parking, refuse stores, landscaping and associated works

CHAIRMANS INITIALS _____



A member of the public spoke against this application.

They live adjacent to the proposed development and stated that this would have a big impact on them as well as neighbouring properties and residents within the existing development.

The main objections were as follows.

- **Overlooking, loss of light and overbearing impact**
The proposal is for an additional 2 storeys, when the lay of the land is taken into consideration this is equivalent to 6 storeys when viewed from Carey Road. In the current application. There is absolutely no indication of the visual impact the proposed development will have on the properties on Carey Road. This will have a huge impact on privacy for neighbouring houses.
- **There was no community consultation for this application.**
On the original application consultation there was no mention of further development.
- **Parking, highway safety and traffic impact**
The applicant's Transport Statement states that there are currently 24 parking spaces, and this number will be increased to 36, giving a ratio of 1.06 spaces per unit. This is not enough as there is already huge parking congestion on local roads with cars parked on pavements.
- **Affordable Housing**
There is no affordable housing provision in this application.

Cllr Comber spoke against the application.

He reiterated the points raised by the previous speaker regarding the mass and overlooking issues of this proposed development, lack of affordable housing and lack of public consultation.

He also raised concerns of accessibility. The raising of this to 4 floors should make a requirement to have a lift, this is not included in the proposals.

Cllr Comber will request for this to be discussed by Wokingham Borough Council planning committee if this application is not to be refused. He will speak against the application as a Borough Councillor.

The Committee discussed the application and had several issues, it was decided to object on the following.

The main issue is mass and the size of the development, creating an overbearing building with its impacts on nearby houses.

CP3 - General Principles for development a) mass
CP9 – Scale and location of development proposals

CHAIRMANS INITIALS _____



The proposed parking allocation is not sufficient and will lead to even more congestion on local roads which will impact road safety

CP6 - Managing Travel Demand

d) appropriate vehicular parking f) Enhance road safety

There is no provision for affordable housing

CP5 – Housing mix, density and affordability

For accessibility there should be a lift included as the proposal is for four storeys.

CP2 - Inclusive communities

- a) ageing population
- b) Children, young people and families

The development is not in the Local Plan

CP11 - Proposals outside Development Limits (including countryside)

4) inappropriate increases in scale, form or footprint

If this application is called in for the Wokingham Borough Planning Committee meeting then Cllr Croy will speak against this application on behalf of Wokingham Town Council.

MONITORING REPORT (Agenda Item 5)

The Monitoring Report dated 13th November 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.

There was an issue with one of the doors of a locker in Denmark Street left open this was resolved within a couple of hours by SpokeSafe.

The usage figures remain on an upward trend but have flattened somewhat.

BUS SHELTERS

Our Insurance company have accepted our claim for the damaged shelter in Wellington Road. The new shelter is to be installed the week beginning 6th January 2025.

There will be a new method of cleaning graffiti tried at Crutchley Bus Shelter. This will be carried out by a member of the Town Council's ground staff. The findings will be passed onto Cllr Croy.

CHAIRMANS INITIALS _____



ACTION: PT OFFICER

COMMITTEE'S BUDGET (Agenda Item 6)

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

ACTION: PT OFFICER

PLANNING APPLICATIONS (Agenda Item 7)

The following applications were received and considered, this includes application **242066** that was discussed earlier, and it was that the Committee would make comment as shown.

**RESOLVED
30956**

242567 Albany House 14 Shute End Wokingham

Application for Listed Building consent for the proposed partial demolition of the existing rear boundary wall and erection of a replacement rear boundary wall. (part-retrospective)

The Committee support this application.

242136 Nigra Building Mulberry Business Park Fishponds Road RG41 2GY

Application to vary condition 2 of planning consent 240575 for the proposed demolition of the existing building and the erection of 1 no. building for employment purposes (Use Classes E(g), (iii), B2 and B8) with new vehicular access and associated infrastructure works including service yard, car parking, boundary treatments and landscaping. Condition 2 refers to the approved plans, and the variation is to make amendments to the proposed siting of the substation, outdoor seating area, boundary treatments, access door to north elevations, bin storage area, cycle parking area, car park spaces and entrance access gates.

The Committee have no comments on this application.

242705 47 The Terrace Wokingham RG40 1BP

Application for Listed Building consent for the proposed demolition of existing conservatory and erection of replacement orangery with roof light. Refurbishment and installation of secondary glazing to 7no windows. Lowering of windowsill at rear, replaced with external door. Garage door replaced with timber stable doors, new car charging point installed. 1 step to be removed from external front stairs plus stone over cladding and stone copings added to front boundary wall. Addition of rooflight and replacement of rooflight. Internal alterations including wall demolition, floor lowering, replacement of stairs and relocation of fuseboard and boiler.

The Committee have no comments on this application.

CHAIRMANS INITIALS _____



242654 Ye Olde Leathern Bottel 221 Barkham Road RG41 4BY

Full application for the proposed erection of a single storey extension to the existing public house to include remodelled pub/kitchen, first floor extension and loft conversion to create 5no. rooms of accommodation along with changes to fenestration and installation of additional roof lights plus associated changes to access, parking and other ancillary works.

The Committee object to this application.

There are no issues with the addition of rooms for the pub but there is an unnecessary road being added to the side of the pub development. This is seen to be access for another development.

CP11 - Proposals outside Development Limits (including countryside)

2) excessive encroachment.

CP9 – Scale and location of development proposals

242784 Mulberry Business Park Ff1 Indigo House Wokingham RG41 2GY

Prior approval submission for erection of a two-storey upwards extension to provide 32no. residential dwellings on the 2nd and 3rd floors.

The Committee have no comments on this application.

242785 Mulberry Business Park Ff1 Indigo House Wokingham RG41 2GY

Prior approval submission for change of use of the ground and 1st floors to 32no. residential dwellings (Use Class C3).

The Committee have no comments on this application.

INFORMATION ITEMS (AGENDA ITEM 11)

The PT Officer notified the Committee that a draft version of the Agenda request form has been distributed to them for comment.

The PT Officer notified the Committee that there should be an invite for a meeting on 26th November on the way to them shortly with a presentation by representatives of Millers Homes on a future development.

ACTION: P&T OFFICER

CHAIRMANS SIGNATURE _____

CHAIRMANS INITIALS _____

