



**WOKINGHAM
BOROUGH COUNCIL**

Civic Offices
Shute End
Wokingham
RG40 1BN

EXTRAORDINARY PLANNING COMMITTEE - TUESDAY, 18TH MAY, 2021

In response to the current Covid-19 pandemic, the above meeting is to be held physically with limited physical capacity in line with Government guidelines. In order to allow the public as much opportunity to read and consider information provided to Members, the attached Members' Update is to be published and made available earlier than is standard for meetings of the Planning Committee.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Susan Parsonage'.

Susan Parsonage
Chief Executive

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MEMBERS' UPDATE Planning Committee – 18 May 2021

Site Address: South Wokingham SDL Public Rights of Way
Application No: N/A, Pages 5-20.

No updates to report.

Site Address: Land at the junction of Finchampstead Road and Molly Millars Lane

Application No: 203535, Pages 21-54.

Corrections and clarification

Paragraph 11: the buildings to be demolished are 81 and 83-85 (the Family Centre) Finchampstead Road, rather than 171 & 173/175. Alternative premisses have already been identified for the Family Centre.

Paragraph 22: the transport modelling assessed junction performance in 2036 as well as 2026.

Page 43 refers to Appendix B, Highway (General Arrangement Plan): the relevant drawing is on page 52.

Following examination of robust speed survey and highway departure from standard report, it has been determined that the uncontrolled crossing will be removed from the scheme. A signalised crossing on Finchampstead Road south, as promoted by the SDL developers, will be coordinated within the construction timescale for this scheme. Accordingly, an additional clause should be added to **Condition 3 (highway construction details)**:

3. Prior to the commencement of development, full details of the construction of roads, cycleways and footways, including levels, widths, construction materials, depths of construction, surface water drainage, road signage and lighting shall be submitted to and approved in writing by the local planning authority. These details should include the following items: ...
- vi) **Omission of the uncontrolled crossing from the southern arm of the roundabout**

Additional condition (hours of work)

12. No work relating to the development hereby approved, including works of demolition or preparation prior to building operations, shall take place other than:
 - i) between the hours of 08:00 to 18:00 Monday to Friday; and
 - ii) 08:00-13:00 on Saturday; and

- iii) at no time on Sundays or Bank or National Holidays; except for
- iv) individual operations which cannot reasonably be undertaken within the construction working hours defined above and have been notified to the Local Planning Authority (including details of the nature extent and timetable for the works) at least two weeks in advance and agreed in writing (by exchange of letter).

Where works are agreed by the LPA under iv) above, key stakeholders including residential properties within an identified zone that has first been submitted to and approved in writing by the Local Planning Authority, ward members and town/parish councils shall be given written notice at least one week in advance of the works taking place. The notification shall include details of the nature, extent and timetable for the works and telephone number that the party responsible the works can be contacted on for the duration of the works.

Reason: To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period in accordance with Core Strategy policies CP1 & CP3; and Managing Development Delivery Local Plan policy CC06 whilst providing the flexibility where works outside the usual hours are unavoidable or would result in unacceptable disruption in the surrounding area.

Site Address: Land south of Wokingham, east of Finchampstead Road and west of Waterloo Road, Wokingham (the South Wokingham Distributor Road)

Application No: 192928, Pages 55-138.

Corrections and clarification

The application expiry date is 31 May 2021.

Wokingham Without Parish Council's comments on page 131 were received on 3 March 2019 and revised on 17 August 2020.

Correction to paragraph 5/page 92:

".....~~westbound~~ **eastbound** traffic on the SWDR would be able to go straight ahead only (except for buses and emergency vehicles which would also be able to turn left into Easthampstead Road; ~~eastbound~~ **westbound** traffic on the SWDR would be able to continue straight ahead or turn right into Easthampstead Road."

Additional drawings have been received showing more detail of the junction of Easthampstead Road/Heathlands Road/the SWDR-Heathlands Road link. Drawing Nos WMHP-TG-SRWG1-SK-HI-0099-P02 *preliminary design option for Easthampstead Road Heathlands Road junction TG layout* and WMHP-TG-SRWG1-SK-HI-0100-P01 *Easthampstead Road Heathlands Road junction plan layout*. See attached.

An additional consultation response has been received from Wokingham Town Council, attached.

The proposed pedestrian and cycle provision and the design of the roundabouts, congestion, speed limit and benefits of low noise surfacing have been considered in the report.

The closure of Waterloo Road is proposed under applications 190914 and 191068 and has been considered in those reports.

Concerns are raised about cars parking along by the railway bridge. (*Officer note: the risk of this occurring would be no greater than is currently the case.*)

Site Address: Land to the South of Anne's Manor (St Anne's SANG)

Application No: 190900, Pages 139-178.

The application expiry date is 28 May 2021.

The comments on page 172-176 are Wokingham Without Parish Council's initial comments submitted on 5 September 2019; their comments on the revised proposals (pages 177-178) were received on 28 September 2020.

Site Address: Land at phase 2a of the South Wokingham Strategy Development Location (SDL)

Application No: 190914, Pages 179-276.

The application expiry date is 28 May 2021.

The comments on page 267-271 are Wokingham Without Parish Council's initial comments submitted on 5 September 2019; their comments on the revised proposals (pages 272-273) were received on 28 September 2020.

Condition 53 (Low and Zero Carbon Technologies) to be clarified as follows:

53. The reserved matters for each phase of the development shall be accompanied by an Energy Statement demonstrating how development in the phase will achieve at least a 10% reduction in carbon emissions beyond the minimum requirements of Part L: Building Regulations (at the time of determination **of the outline planning permission**); and the approved measures shall be installed and functional before first occupation of the buildings they are intended to serve.
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Site Address: Land at phase 2b of the South Wokingham Strategy Development Location (SDL)

Application No: 191068, Pages 277-416.

The application expiry date is 28 May 2021.

The comments on page 407-411 are Wokingham Without Parish Council's initial comments submitted on 5 September 2019; their comments on the revised proposals (pages 412-413) were received on 28 September 2020.

Condition 66 (Low and Zero Carbon Technologies) to be clarified as follows:

66. The reserved matters for each phase of the development shall be accompanied by an Energy Statement demonstrating how development in the phase will achieve at least a 10% reduction in carbon emissions beyond the minimum requirements of Part L: Building Regulations (at the time of determination **of the outline planning permission**); and the approved measures shall be installed and functional before first occupation of the buildings they are intended to serve.

Pre-emptive site visits

None

PLANNING REF : 192928
PROPERTY ADDRESS : Town Hall Market Place
: Wokingham
: RG40 1AS
SUBMITTED BY : The Wokingham Town Council P&T Committee
DATE SUBMITTED : 14/05/2021

COMMENTS:

labelling a footpath as a proposed footwaycycleway does not make it a good facility.

As we have mentioned before proper segregated facilities would be required for the various reasons previously stated. The design of the two roundabouts is 'old' bearing in mind the capability to build dutch style roundabouts (which Cambridge County Council have done in one place). This design should be encouraged especially as I see that vehicles will be bottle necked down at the two railway bridges.?

The proposed crossing between the two roundabouts is this a wise place as it will be potentially where vehicles are accelerating coming out of the roundabouts?

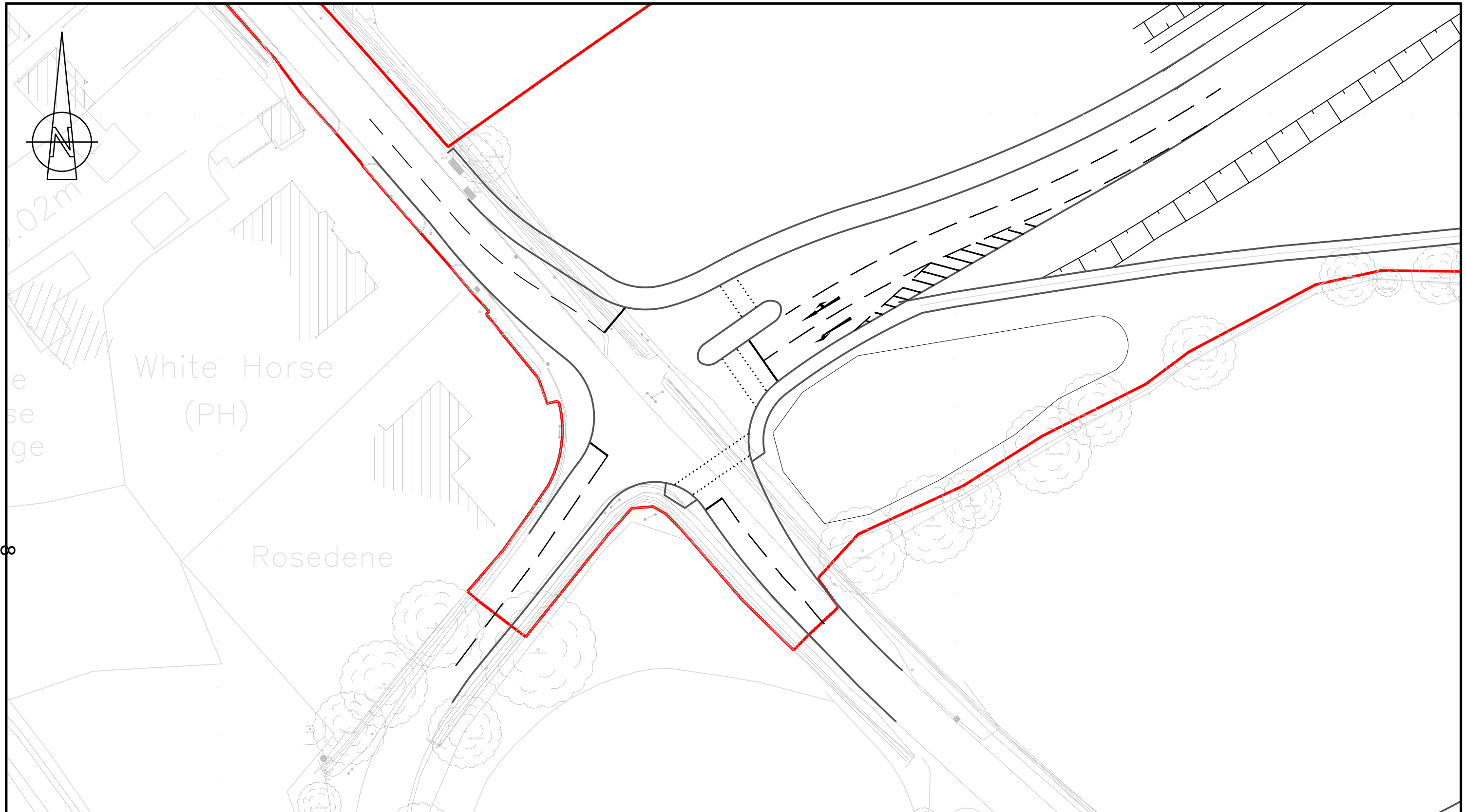
no mention of speed limits 40 or 30 (or 20)? We would like 30mph.

concern about the traffic bottleneck that could occur for the access to tesco in that it could have the potential to overflow into the roundabout and thus onto the roads (this may be at peak periods).?

This application is so complicated and has been stretched out over a long period that some details will have been lost due to the changes in it (for example several residents have wondered about footcycle crossing at the now vehicle closed access at the end of Waterloo Road).??

Concerns about cars parking along by the railway bridge.


A low noise surface would be welcomed to try to ensure less noise and pollution.



NOTES:

1. NO MODELLING WORK HAS BEEN UNDERTAKEN TO CONFIRM CAPACITY.
2. SIGNS, LIGHTING AND OTHER FEATURES ARE LIKELY TO BE REQUIRED OUTSIDE OF THE AREA SHOWN AND PLANNING BOUNDARY.



	<p>PROJECT TITLE</p> <p>SPINE ROAD & WESTERN GATEWAY PHASE 1</p>	REV.	P01			<p>DO NOT SCALE FROM THIS SKETCH</p>		
	<p>SKETCH TITLE</p> <p>EASTHAMPSTEAD ROAD / HEATHLANDS ROAD JUNCTION PLAN LAYOUT</p>	BY	DJF					
		CHK'D	JC					
		APP'D	JC					
	DATE	13.05.2021				DRAWN	REVISION	
		SKETCH. No. WMHP-TG-SRWG1-SK-HI-0100			DJF	P01		