

PLANNING REF : 242654
PROPERTY ADDRESS : High View
: Limmerhill Road, Wokingham, Berkshire
: RG414BU
SUBMITTED BY : Mrs Marilyn Thompson
DATE SUBMITTED : 19/11/2024

COMMENTS:

I object to the above application for the following reasons.

Firstly there is no need or requirement for accommodation at this site as Wokingham is more than adequately served with at least 5 hotels in and around the town.

The proposed changes to the sites access road serve no purpose or benefit to the proposed accommodation refurbishment and remodelling. The changed access route will in fact reduce parking spaces on site from 60 to 46 spaces which will cause problems for customers and risk vehicles being parked on the Barkham road and surrounding residential roads.

There is in addition the real concern of extra noise and traffic coming from services to the 'hotel' 24/7 365 days a year along with a reduction of safe parking provision for customers. This will all have a detrimental impact on neighbouring properties and wildlife.

Ye old leathern bottle pub has been serving the community since the 17th century, the pubs website states;
Today, it is a welcoming haven where locals, families and couples can enjoy hearty pub fare and real ales. It's location in the leafy, laid-back village of Barkham puts Ye Olde Leathern Bottel in the heart of the Berkshire countryside

The proposed application will destroy the visual character and heritage of the pub and will have a detrimental impact on the rural charm and the biodiversity of the area.

More vegetation and trees with a TPO will need to be removed in order to provide this new access road.

Two veteran trees and other vegetation have already been destroyed with total disregard by the owner applicants.

The application is a masked attempt to gain an access road from the Barkham Road to the field behind the pub in order to build houses on the field. Page 15 of the Proposed plans clearly shows a yellow arrow marking the proposed access to development.

Four previous applications for changes to access roads on this site have been refused, nothing has changed with this application so the application must be refused.