

PLANNING REF : 251421
PROPERTY ADDRESS : Winnersh Community Centre
: New Road, Sindlesham, Wokingham
: RG41 5DX
SUBMITTED BY : Winnersh Parish Council
DATE SUBMITTED : 10/07/2025

COMMENTS:

Winnersh Parish Council's Planning and Transport Committee object to the application on the grounds of inadequate and limited road access, which they believe presents significant concerns for both safety and practical use. While the development itself may not raise any substantial issues, the proposed access to the site is problematic in key areas.

Narrow Road Widths:

The proposed access road which leads to the site is severely constrained in terms of width. The road is narrow, measuring only 5.5 meters at its widest point, narrowing further to 4.8 meters in places. Such limited width is insufficient to accommodate the passage of vehicles safely, particularly larger vehicles such as delivery trucks or emergency services. The restricted width also increases the risk of collisions or obstruction when vehicles pass each other, creating potential hazards for residents and other road users.

Potential Damage to Mature Trees with
TPOs:

The road access passes in proximity to several mature trees that have been granted Tree Preservation Orders (TPO). The impact of the access road on these TPO protected trees requires further assessment to ensure their protection is upheld.