

PLANNING REF : 250703
PROPERTY ADDRESS : 5 Grazeley Road
: Three Miles Cross, Wokingham
: RG7 1BL
SUBMITTED BY : Mr Mallikarjun Pujar
DATE SUBMITTED : 13/04/2025

COMMENTS:

Dear Planning Committee,

I hope this email finds you well. I am writing to express our strong objection to the latest planning application 250703 by BP Fraser Budgens.

Over the past few years, there have been multiple planning applications for this site, leading to significant over-development. This has resulted in increased noise and disturbance to us and other nearby properties. The most recent development under planning application 222416 in 2023-24 introduced several industrial-scale jet car washes, causing substantial noise and an overwhelming smell. These developments have severely impacted our ability to enjoy living in the centre of Three Mile Cross.

How could there be a Garage with highways status in the middle of Residential Area ? When it was originally sanctioned, the area was not so developed for residential use and treated as a highway. Having a jet car wash operating at 4 bays and planning for 5th bay needs to be re-evaluated to cancel the complete car wash operation in the new circumstances now that three mile cross is a heavily residential area.

As neighbours sharing a fence and boundaries with this site, we are experiencing significant nuisance from the noise, smell, and polluted car wash water that directly hits our bedroom windows and garden. The car wash operates from 7 am to 7 pm, causing serious concern for my family's health. My wife suffers from asthma, and I have diabetes, making us particularly sensitive to noise and smell pollution. This situation is the same for all immediate neighbours to the site.

To give you an idea of our daily experience, it is a nightmare. We cannot step into our garden or open the windows when the jet wash is in operation. The industrial-scale jet machines create unbearable noise levels, and the overpowering smell from the car cleaning solution constantly invades our garden. The backend machine supporting the jet operation touches our fence, creating a constant humming noise. This situation has been ongoing since 2022, causing continuous suffering and nuisance.

Furthermore, the reports submitted during the previous planning applications were based on estimations, not practical assessments when all jets are in operation. The submitted report was for a different site, not the one installed. The overall impact on neighbours was not thoroughly assessed and approved by the council. This is simply not acceptable to us!!

To summarize, our key concerns are:

- The plan room machine touches our fence, creating unbearable humming noise while jets are operating.
- Water jet spray comes across the fence into our garden, making it an unusable property.
- Overpowering smell from the car cleaning solution.
- People using the gap close to our bedroom window as toilets.
- Permitted operating hours (07:00 - 19:00 Monday to Friday, 07:00 - 20:00 on Saturdays, Sundays, and Bank Holidays) are industrial-scale business hours in residential areas, making it an unusable property.
- Loss of privacy with cars, vans, and lorries now able to park directly against our garden fence and overlook into our garden.
- Proposal to extend the hours of operation due to the noise impact on neighbouring properties and the impact of traffic queueing on to the Basingstoke Road.
- The supporting noise report refers to Basingstoke being 40mph, which was the case in 2022 when the original application was approved, but the road is now 30mph. The report refers to "four bays" and does not recognize that this application is seeking an additional (5th bay).

Finally, please note that our property and those of other neighbours are Grade II listed, and the immediate area has been designated an "Area of Special Character." We strongly opposed the idea of an open jet car wash sharing a common fence with our residential property when it was sanctioned under 222416 in 2022-23. Having a jet car wash operating at four bays and planning for a fifth bay needs to be re-evaluated to cancel the complete car wash operation in the new circumstances now that Three Mile Cross is a heavily residential area.

Considering the above, we kindly ask you not to approve this application without further discussing the plan with us and other immediate neighbors to the site.

Thank you for your attention to this matter.

Best regards,
Mallikarjun Pujar