

PLANNING REF : 242654
PROPERTY ADDRESS : Riding Way
:
: RG41 3AH
SUBMITTED BY : Mr Tony Delliston
DATE SUBMITTED : 19/11/2024

COMMENTS:

This planning application follows a number of previous attempts by the developers to build housing in the field to the north of this pub. All the previous applications have been refused. This application is to

convert the existing public house and includes a road to nowhere at a boundary end. Looking through the application documents a number of questions have to be raised: -

1. In the Application for Planning Permission Page 10 a question is asked "loss or gain of rooms" this includes hotels. The answer given is "no" when the documents refer to the addition of five hotel rooms. 2. Document Drainage Strategy P02 clearly show an access road to the northern boundary labelled "connection to potential residential

development to the north". It is proposed to run a storm water sewer under this road and cap it off until any such development is built, this sewer also runs into an Attenuation Crate. As there is a label stating Existing Car Park drainage to remain as existing there is no need for such drainage systems to be built as it would not serve the proposed development of the pub.

3. Design and Access Statement Page 4 and 15 state a development aim is to improve parking. This application actually reduces the available parking by nearly 25% yet wishes to have five accommodation rooms added hence what has to be said an increase in existing vehicle usage not less. Building a dead-end access road actually has a negative impact on parking.

4. The Arboricultural Impact Statement mentions the removal of a tree T25 which is protected by a Tree Preservation Order. This however is not mentioned in the "Proposal" section within the document. This

document does not cover the potential damage to the root structure or ability to reseed of TPO trees by the digging up and insertion of Attenuation Crates or the road to nowhere.

5. Although Limmerhill Road is mentioned there is no mention of the fact the full length is now a Public Bridleway and therefore there will be an increase in horse riding, not only in Limmerhill Road but also along Barkham Road because of this.

Overall, there are a number of references of the relocation of the access road to enable future development, this consideration should only be given in the event of being part of any application for future development to the north of the pub, not part of this application. A number of previous applications have been refused and I would ask that those reasons for refusal are taken into consideration for this application.