

PLANNING REF : 251862
PROPERTY ADDRESS : 52 Reading Road
: Finchampstead, Wokingham, Berkshire
: RG40 4RA
SUBMITTED BY : Ms Kim Worthington
DATE SUBMITTED : 23/09/2025

COMMENTS:

52 Reading Road
Finchampstead
Wokingham
RG40 4RA

23 September 2025

Dear Sirs

OBJECTION Re: Application Number: 251 862 for Mr Collard or Collard
Skip Hire
Site Address: Land at 78 Reading Road and to the rear of 80 Reading
Road

I am writing to object to the application for this land's use to be changed from agricultural to light industrial (class E(g); and internal/external storage and distribution (class B8) on site with associated parking.

As you know, Class E(g) now defines the land use which can be carried out in a residential area without detriment to its amenity. The

reclassification of (iii) industrial processes, was made in order to allow for greater flexibility in town centres and high street repurposing.

This is not the centre of town and is in fact a residential area. This land is agricultural and as such is complimentary to the surrounding homes, even with a small taxi business which is now situated there. However, Mr Collard's Business Services include: hazardous waste removal, junk removal, asbestos removal, commercial waste collection and disposal, aggregate supplies, grab bags and large skip hire. Mr Collard's company Palmarium Properties Ltd (company number 06303753)

is based at Eversley Haulage Park, Brickhouse Hill, Eversley, Hook, Hampshire, RG27 0PZ, with 32m turnover. Collard Group promotion information includes the following:-

Collard Group stands as a comprehensive construction and waste management solutions partner, pioneering sustainable practices in the waste and recycling sector.

Our innovative approach transforms demolition materials into premium-quality recycled aggregates and award-winning concrete products.

Our portfolio showcases prestigious projects, ranging from waste management at Windsor Castle to clearance works for London's major infrastructure developments and the demolition of Slough's historic Horlicks facility.

Specialising in demolition, structural alterations, and environmental services, we offer a complete range of solutions including asbestos removal, earthworks, and remediation services. Our extensive waste management capabilities encompass skip and RoRo hire, grab hire, and commercial tipping, all supported by our

dedicated fleet. Operating from nine licensed recycling facilities, we process over 1m tonnes of waste annually.

I am unsure of Mr Collard's intentions with this small parcel of land, bearing mind his general commercial activities, and when his company's turnover is so large. His company's current address would provide a more suitable environment for these activities being that it is in the middle of woodlands and does not affect surrounding households.

(Although it does concern me that this rural environment is far from ideal for these ventures).

The change of the land at Reading Road, to this sort of industrial use, will add to the noise and associated increase in traffic to what is currently a quiet side road, with elderly residents. It will also potentially present a risk to our health in the disposal of the various contaminants being so close.

There would be an increase in the noise in the back gardens of all residents of Reading Road, and, as you will be aware, the main road is already extremely busy. Our back gardens provide sanctuaries from the noise of the road at present. The increased noise from skips being moved around, and coming and going from this land at the back of the properties, would be in contravention of the Human Rights Act 1994, in our right to peaceful enjoyment.

It would impact the levels of traffic on the Reading Road with frequent comings and going of skips, dangerous waste, aggregates and so on and the lorries in which they are transported.

The addition of an industrial area, especially containing these types of uses, to what is predominantly residential, will have a detrimental impact on the value of our homes and the local character of the area.

The UK is experiencing significant loss of agricultural land to development, with an exponential rise in loss since 2010. Brown fill sites would be preferable to this additional loss of agricultural land.

I feel strongly the granting of this change of use would badly affect our well-being and look to you to assist in maintaining our quality of life here.

Yours sincerely,

Kim Worthington

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