

PLANNING REF : 242654
PROPERTY ADDRESS : Cherry Trees
: Limmerhill Road, Wokingham, Berkshire
: RG41 4BU
SUBMITTED BY : Mr Nigel Rainer
DATE SUBMITTED : 09/11/2024

COMMENTS:

I object to this application on the following grounds:

- The application is a cynical attempt by the landowners to, yet again, get an access road from Barkham Road to the fields behind the pub. This was refused as part of applications 231990, 241556 and 232621 and nothing in the current application changes the reasons for these refusals.

- The application appears to require the removal of further trees on the site, despite them being subject to TPOs.

- There is no commercial or local requirement for hotel rooms this far out from the town centre. The additional parking and 24/7 nature of a hotel will have an adverse effect on the area.

- The proposals would have a detrimental impact on the character and appearance of the area and would further erode the rural gap between Barkham and Wokingham.

- The Biodiversity Net Gain report is caveated so much as to be meaningless and only appears to have been undertaken as desktop surveys and using incomplete or old data. There is no conceivable way that increasing the size of the pub, amending the parking, removing trees and adding an access road to land which the applicant only wants to profit from will have anything other than a detrimental impact on the biodiversity of the area.

I strongly encourage the planning officers and Council to continue to protect the pub and fields behind for future generations and refuse this application.