

PLANNING REF : 260463
PROPERTY ADDRESS : Meadow Gate
: Gispy Lane, Wokingham
: RH40 2HP
SUBMITTED BY : Rob Comber
DATE SUBMITTED : 08/06/2026

COMMENTS:

As a new consultation period is enacted, I support my previous comments in addition to these:

This is a business and premises currently operating as a fish and chip shop and this change of use from 'cafe with takeaway' to 'mixed use cafe and takeaway' has no requirement for the current business to make any changes whatsoever to its current operation.

The layout design is essentially the same as currently exists, and entry into the premises is directly into the fish and chip takeaway business.

It is reasonable to take the view that this will be either primarily, or completely, a fish and chip shop.

Even if it were to change the character of the business over time, it will certainly act as what it is currently acting as, in the short and medium term, considering that this is an application for retrospective permission.

Whatever decision Planning Officers make, they should therefore give considerable weight to the issues of traffic generated by such a business, including large amounts of short-term traffic visiting the premises, as previously described.

Equally, air filtration and venting should be, at the very least, what would be expected of a premises operating as a fish and chip shop, which, irrespective of any future change, is what it is operating as today, and for which it is requesting retrospective planning permission.