

PLANNING REF : 242654
PROPERTY ADDRESS : 3 Gull Close
: RG41 3TW Gull Close, Wokingham, Berkshire
: RG41 3TW
SUBMITTED BY : Ms Lynn Forbes
DATE SUBMITTED : 23/11/2024

COMMENTS:

The planning portal does not support graphics in the submission, I included a map of the TPO's at the Leathern Bottel, nor does it allow the upload of a pdf!!

Planning application 262454 Ye Olde Leathern Bottel, Barkham Road, Wokingham

Point 1

On the face of it, this planning application is focused on change of use for some areas of the Public House to Hotel use.

If you read into the application further, there is a short paragraph mentioning the change to the access driveway - see plans.

The proposal is to move the access, to a more dangerous part of Barkham Road. Where I believe the Trees have already been removed in readiness.

See TPO references below, point 2.

Safety has to be the primary concern on this proposal.

Not only is the proposed move of the pub driveway being moved to the known black spot on Barkham Road,

it is opposite the original proposed access to Cavendish Park which was refused on safety grounds many years ago before Cavendish park was built.

For those same reasons, this application and move of the access driveway should be declined for safety reasons,

you can't have one rule for one site and another rule for another site at the same location, opposite each other.

It is clear this new driveway is positioned to access the field area behind the pub,

this field will eventually be a housing estate with circa 1000+ vehicles accessing the site via this new access point.

This would be a major accident waiting to happen.

The same owners of the pub land own the land at the rear of the pub, I believe their paramount objective of this planning application is not really about the hotel aspect of the pub but the move of the drive to give access to the field behind the pub.

Point 2

TPO's on trees

TPO Number: 1933/2023 Tree Reference: T25

TPO Number: 1933/2023 Tree Reference: A1

TPO Number: 1933/2023 Tree Reference: T24

I believe these trees have already been felled in readiness for the proposed move of the driveway.

TPO Map : Source - WBC TPO maps

Point 3

Wokingham has sufficient hotel bed space, the Pheasant Public House, on Reading Road and associated hotel accommodation has been closed for over a year now,

there is not the business to require more hotel rooms so this application isn't required.
The Premier Inn on Wellington road, since opening, hasn't - I believe - had full occupancy and again supports the comment that Wokingham doesn't need more hotel rooms.

I ask WBC Planning to consider very seriously, the underlying reason for this application. It is clearly about the access although presented to focus on the accommodation.

Imagine the traffic at this junction, recall why your office didn't allow Cavendish Park to exit onto Barkham Road in this area. It is too dangerous for pedestrians and vehicles, not to mention those using the bus stop outside the pub.

Thank you for giving me the opportunity to object on this application