

PLANNING REF : 251221
PROPERTY ADDRESS : 16 Mornington Avenue
: Wokingham
: RG40 4UE
SUBMITTED BY : Cllr Chris Cooke
DATE SUBMITTED : 25/06/2025

COMMENTS:

I am writing to formally object to planning application PA 251221 for a Certificate of Lawfulness, submitted in relation to land at 304 London Road. My objection is based on valid material planning considerations, supported by extensive documentation and observations by neighbouring residents.

In the event that this application is recommended for approval I would like it reported to Planning Committee for the following reasons:

1. Lack of Evidence for 10-Year Continuous Use

The applicant has failed to demonstrate continuous use of the site for car repairs over the required 10-year period. The evidence provided is vague, inconsistent, and lacks corroborating documentation such as dated photographs, invoices, or hazardous waste records. Aerial imagery and site history contradict the claim of uninterrupted use.

2. Misleading and Inaccurate Application Details

The application contains factual inaccuracies, including incorrect ownership dates and omission of enforcement history. The red line boundary includes shared access and land used for other purposes, which undermines the claim of exclusive use for car repairs.

3. Environmental and Safety Concerns

There are serious concerns regarding environmental pollution, including acrid smoke from burning waste, engine idling, and pest control issues. There is no evidence of proper hazardous waste handling or COSHH-compliant storage. These issues pose risks to public health and the environment.

4. Access and Highway Safety

The access route is narrow, shared by multiple residential units, and unsuitable for commercial traffic. The proximity to a secondary school raises significant safety concerns for pedestrians and cyclists.

5. Contravention of Local Planning Policy

The proposal conflicts with Wokingham Borough Council's Core Strategy Policy CP3 and MDD Policy CC07. It fails to protect residential amenity, ensure safe access, or integrate appropriately with the surrounding environment.

6. Weight of Personal Observations

Local neighbours have observed multiple business operations on-site, including activities unrelated to car repairs. These include the sale of Christmas trees, storage of caravans and machinery, and use by the adjoining veterinary practice. These observations further undermine the claim of lawful, continuous use for a single purpose.

In conclusion, the application does not meet the legal threshold for a Certificate of Lawfulness. I urge the committee to refuse this application based on the substantial evidence provided by neighbouring residents, and the material planning concerns outlined above.