

PLANNING REF : 251621
PROPERTY ADDRESS : 8 Park Avenue
: 8 Park Avenue, Wokingham
: RG40 2AJ
SUBMITTED BY : Mr Robert Baylis
DATE SUBMITTED : 30/11/2025

COMMENTS:

In addition to my previous objections to this application which still stand, I would like to add these further comments following the proposal amendments from November onwards.

1.

From drawing sk2 4.6.25 "Refuse Vehicle Turning" it is planned that the once the vehicle has completed its work in Park Road it will then reverse back out onto Wellington Road. Ever since I learnt to drive in the 1960's it has been contrary to the Highway Code to reverse a vehicle out from a minor road into a more major road.

Rule 201 of the current Highway Code: " Do not reverse from a side road into a main one"

To plan to do exactly that with an HGV on a regular and ongoing basis demonstrates an unbelievable disregard for the rules and public safety.

2.

The latest amendments to the plans include two evacuation lifts. Since when has it been recommended to use lifts in the event of an emergency? Every building I have been into states quite clearly NOT to use lifts in the event of an evacuation? The reason is simple. How can the power supply be guaranteed throughout all emergencies? The fact that "evacuation lifts" are now included in the plans clearly shows an intention to house individuals not capable of using a staircase on the upper floors. 8 on the first floor and 7 on the second. From the drawings it appears that the size of the lifts are about 2.2 metres x 1metre. I.e. you could get one wheelchair in it. How long will the last resident have to queue on an upper floor waiting for the lift to come back again bearing in mind that the emergency may have rendered one lift inoperable? There would be no hope of 15 residents escaping from the upper floors in a timely manner in the event of a fire, especially if one of the lift wells was involved.

The Council's fundamental duty is to help safeguard the interests and welfare of individuals and society as a whole. The unwavering determination of Wokingham Borough Council to overdevelop this site and ignore basic and common sense safety issues amounts in my mind to a criminal dereliction of that duty.

I don't think that any other applicant would stand a chance of getting this proposal approved.

I strongly urge the Planning Committee not to allow the applicant to weasel it's way around regulations using false or dubious arguments and reject this proposal. And any others similar to it.

