

PLANNING REF : 242066
PROPERTY ADDRESS : Town Hall Market Place
: Wokingham
: RG40 1AS
SUBMITTED BY : The Wokingham Town Council P&T Committee
DATE SUBMITTED : 16/04/2025

COMMENTS:

The changes made do not change the objections that the Committee made when previously discussing this application.

The rearranging of parking spaces will remove some of the very limited green space in this area and is not welcomed.

The Committee's objections are as before.

The main issue is mass and the size of the development, creating an overbearing building with its impacts on nearby houses.

CP3 - General Principles for development a) mass

CP9 - Scale and location of development proposals

The proposed parking allocation is not sufficient and will lead to even more congestion on local roads which will impact road safety

CP6 - Managing Travel Demand

d) appropriate vehicular parking f) Enhance road safety

There is no provision for affordable housing

CP5 - Housing mix, density and affordability

For accessibility there should be a lift included as the proposal is for four storeys.

CP2 - Inclusive communities

a) ageing population

b) Children, young people and families

The development is not in the Local Plan

CP11 - Proposals outside Development Limits (including countryside) 4) inappropriate increases in scale, form or footprint