

PLANNING REF : 251004
PROPERTY ADDRESS : Arborfield Green Community Centre
: Arborfield, Reading
: RG2 9ND
SUBMITTED BY : Barkham Parish Council
DATE SUBMITTED : 16/05/2025

COMMENTS:

Barkham Parish Council does not wish to be seen as obstructing local enterprise or employment opportunities, and acknowledges the economic and cultural value that the creative industries can bring to the area.

However, the Council has significant concerns regarding the ongoing management of the site, and the impact of the existing use on local residents:

1. Breach of Operating Hours: The site has been known to operate outside of its permitted hours, which has caused considerable disturbance to nearby residents. Despite previous concerns being raised, no satisfactory enforcement or resolution appears to have been undertaken.

2. Site Condition and Visual Impact: The site currently presents a poor visual appearance. Damaged fencing has been replaced in part with Heras fencing, which is not appropriate for long-term screening. Additionally, there is a persistent issue with litter and general untidiness, which detracts from the amenity of the surrounding area and impacts nearby residents.

3. Screening and Residential Amenity: The existing screening of the site is inadequate. Any extension of the temporary permission must include a condition requiring enhanced screening measures to protect the amenity and outlook of neighbouring residential properties.

4. Monitoring and Enforcement: Should permission be granted to extend the temporary period, Barkham Parish Council strongly urges Wokingham Borough Council to implement robust monitoring and enforcement measures to ensure full compliance with permitted hours of operation and site management conditions.

In summary, while the Council does not object in principle to the extension of the temporary use, this must not come at the expense of residential amenity or local environmental quality. Any renewed permission must be conditional on clear, enforceable commitments to improved site management, proper screening, and strict adherence to operational constraints.