

Objection Letter to Planners from BHSE Pastures Winnersh Management Company Ltd

Planning Application Number: 250543

iLAP Number: None

Site Address: Unit 4, Winnersh Fields Gazelle Close Winnersh Wokingham RG41 5QS

Description: Full application for the proposed change of use of the building to an Islamic education, worship and community centre (Use Class F1 and F2).

Dear Sir / Madam

I am writing as the agent representative of the management company (BHSE Pastures Winnersh Management Company Ltd) that owns the freehold common areas and looks after the wider Winnersh Fields Estate. This is a private estate which is built for businesses. It is not open to the public so this application is objected to on the following grounds -

1) Security of the site

Access to Winnersh Fields is via a short road with a single active rising and closing barrier to allow vehicles to both enter and exit the Winnersh Fields Estate. The barrier is kept permanently closed with code access only. This is for the security of the office buildings (x7) as the site has, in the past, had issues with travellers. It is therefore not appropriate to use for the general public.

2) Private Property

The estate is private and the access roads leading into the estate are not adopted Highway. There are real concerns about who would be responsible for these roads if public access were granted through this use.

3) Pedestrian Access

People arriving by train or bus would have a 10 - 20 minute walk and have to cross the A329 with limited crossing points and cars travelling at at least 40mph. Once on the wider estate, access to Unit 4 is via a track next to Unit 7 connecting Winnersh Fields to the wider commercial estate. This originates adjacent to the large double gates giving access the Plant Hire Company Site. It is therefore not safe for general public access.

4) Dropping Off / Car Access

There is no provision for cars to stop / drop off pedestrians either on or adjacent to the Winnersh Fields Site. The Barrier would cause significant issues for this and also block access for the other occupiers on the Estate from safely accessing their own buildings.

5) Parking

Parking for cars on Winnersh Fields is very restricted, with only 6 spaces allocated for the ground and 6 for the first floor. There are no unallocated parking spaces on the Winnersh Fields site at all - every car space is already allocated. Parking spaces are at a premium with cars often having to double park with the existing allocation for the occupiers.

Further, parking spaces on the surrounding commercial sites belong to the trading companies and there is no other easily accessible off-road parking in the area. The nearest public car parking is at the Winnersh Park and Ride at the Railway Station, which is on the Winnersh Triangle side of the busy A329.

6) Traffic Generation

At present there is already a back up of cars travelling to and from the site. Access on to the Wokingham Road (A329) backs up regularly with cars waiting to cross this road to access the site. Combine this with commercial vehicles accessing the site will make this a very congested and dangerous area.

7) Noise & Disturbance

Community centres often host gatherings, events, and prayers, which may lead to increased noise. This is a private office park setting and therefore not appropriate for such a public use.

8) Management Company Approval

There is a requirement for any building owner on the estate to obtain the approval of the management company to a use which is not in keeping with the rest of the estate. This is mainly for office use. In this case the management company would not approve such a use based on the above reasons. This not a site suited to general public access.

I would be happy to discuss any of the above with the planning team, but to date this is the first we have heard of the application. As such the management company (BHSE Pastures Winnersh Management Company Ltd) strongly objects to this application for a change of use.

James Weedon

For and on behalf of

BHSE Pastures Winnersh Management Company Ltd

21 March 2025