

PLANNING REF : 242654
PROPERTY ADDRESS : 27 Chaffinch Close
: Wokingham, Berkshire
: RG41 3HN
SUBMITTED BY : Mr John Philip Greville Neate
DATE SUBMITTED : 20/11/2024

COMMENTS:

I am writing to register my strong objection to this planning application on a number of grounds.

Firstly, I question the need for this additional hotel accommodation within a residential area, particularly given the availability of other significant hotels in the Wokingham area. While not large, the proposed development would nonetheless increase vehicular and pedestrian activity around the site and the negative impact of this on immediate neighbours is something of concern.

Secondly, I object to the proposal to relocate the access to the public house/hotel some 15 metres to the west of the current access (Planning Statement provided by the Pegasus Group). Concerns about relocation of access were registered in relation to the previous planning application for 60+ dwellings on the field to the rear of the Ye Olde Leathern Bottel, which was rejected. The same objections as previously, still apply, namely increased danger to road users and pedestrians posed by relocation of the access nearer to a blind bend which is already hazardous. The justification for providing the new access roads for such a limited, proposed development is suspect.

Thirdly, the trustworthiness and motivation of the property developer and its agents has to be called into question in light of previous experience. Great concern was caused by the previous vandalistic removal, by one of more of these parties, of several mature trees (which were then stump ground in order to remove evidence) in an area which now appears to be closely linked with the proposed access road from Barkham Road. Further trees were also removed at the back of the site, at a point which might provide suitable, convenient access to a proposed site for residential development in the neighbouring field (the application for which was roundly rejected). Despite repeated contact by the objector with Kate Holden, representing the Pegasus Group, she has consistently failed to provide justification for the tree removal.

Closely linked with the previous objection (and fuelling suspicion about the true intentions of the property owner, MonoPro, and its agents), it is very concerning to note a key reference in the planning application to the 'shape' of the proposed new access road. The Design and Access Statement provided by Matthew Allchurch Architects

explicitly refers (although apparently not part of the current application) to the "Relocation of the access road to enable any future residential development to land to the north". The existence of this statement strongly suggests that the property owner and its agents are continuing - by one means or another - to attempt to circumvent or undermine the previous decision to reject residential development on the adjacent field.

The developers need to hear loud and clear that their proposals for development are not beneficial to the environment, that this latest

proposal for the development of the public house as a hotel is unnecessary, and that their repeated attempts to 'probe' defences to development, mounted by local residents and their political representatives, is unwelcome and vexatious.