

PLANNING REF : 251421
PROPERTY ADDRESS : Winnersh Community Centre
: New Road, Sindlesham, Wokingham
: RG41 5DX
SUBMITTED BY : Winnersh Parish Council
DATE SUBMITTED : 18/02/2026

COMMENTS:

Winnersh Parish Council's Planning and Transport Committee noted that they had previously objected to this application and that very little has changed following its resubmission. Consequently, the Committee agreed that their previous objection remains in place on the grounds of inadequate and limited road access, which continues to raise significant concerns regarding safety and practical use.

While the proposed development itself does not present substantial issues, the access arrangements remain problematic in several key respects. The proposed access road is severely constrained in width, measuring approximately 5.5 metres at its widest point and narrowing to around 4.8 metres in places. This is considered insufficient to safely accommodate vehicle movements, particularly for larger vehicles such as delivery lorries and emergency services. The restricted width also increases the risk of obstruction and collisions, posing potential hazards to residents and other road users.

The Committee also expressed concern regarding the proximity of the access road to several mature trees subject to Tree Preservation Orders (TPOs). Further assessment is required to ensure that these protected trees are not adversely affected. Although a tree report has been provided, members found it unclear and difficult to interpret.

The Committee confirmed that they are generally supportive of development in principle and encouraged the applicant to explore alternative access arrangements, including potential access from Toutley Road.