

PLANNING REF : 260002  
PROPERTY ADDRESS : Winnersh Community Centre  
: New Road, Sindlesham, Wokingham  
: RG41 5DX  
SUBMITTED BY : Winnersh Parish Council  
DATE SUBMITTED : 15/01/2026

COMMENTS:

Winnersh Parish Council's Planning and Transport Committee objects to the application due to inadequate staffing ratios, safety concerns, potential disturbance to neighbours and the general suitability of the location for a children's home.

The Committee is supportive of providing housing for children and acknowledges the importance of offering them opportunities. However, they have significant concerns regarding the suitability of this placement.

The Committee emphasises that children's homes must be appropriately managed, with adequate levels of control and the right staff in place. Staff must be properly trained and staffing ratios must be sufficient to meet the needs of the children. The Committee objects to this application on the basis that the proposed staff ratios are not adequate for the age of the children intended to reside at the property.

The Committee also notes that an increase in staff numbers is likely to result in higher demand for parking in the area. They have concerns regarding potential noise and disturbance to neighbouring properties.

Furthermore, given that the property is located on a main road, the Committee is concerned about the safety of the children, particularly in the event of them leaving the premises unsupervised. While the Committee fully recognises the need for children's housing, they stress that any placement must ensure the safety and well-being of the children.

The Committee also wishes to note their concerns based on experiences with the children's home located at Welby Crescent and believes these concerns are relevant to the assessment of this application.