

PLANNING REF : 242780
PROPERTY ADDRESS : The Ostlers
: Kybes Lane, Grazeley, Berkshire
: RG7 1NG
SUBMITTED BY : Mr Tom Putman
DATE SUBMITTED : 19/01/2025

COMMENTS:

My family and I have lived in close proximity to The Paddocks site since 2022. We have had very limited engagement with the residents on the site and at this time we reserve our right on whether we support or object to the application ref 242780.

We do however wish to raise some general observations to the Wokingham Planning Officer around some of the details in the application for the change of use of land for the stationing of caravans to form 11 no. Gypsy and Traveller pitches. (Retrospective).

1) We note that the application does not reflect the existing arrangement of buildings / access on The Paddocks site.

1)a) In 2024 a new access was installed from Plot 1c onto Kybes Lane. This has led to more localised flooding and due to vehicles now turning into / out of the new entrance the carriageway condition has deteriorated. We do not believe any permission was granted for the new access into Plot 1C so we'd be concerned that if permission were granted for permanent change of use that there would be further changes without any consultation or concern for other users of Kybes Lane. Will the access from Plot 1c be removed and the hedgerow be restored?

1)b) The installation of a new access has changed the fact that the site was previously screened by deciduous headrow across almost all its boundary. There is now far more of a clear view into the roadside pitches.

1)c) Site Layout plan does not reflect the actual layout of the site and is not clear on whether this is the plan for the future site or existing. The 'Parking Plan' shows new grass areas so we'd be concerned that if permission were granted for permanent habitation, would this change actually ever happen?

1)d) Layout in the NE corner of the site (behind plot 3D and 4B) does not reflect the site layout plan. If this is a future plan then we'd be concerned that if permission were granted for permanent habitation, would this change actually ever happen?

2) Nuisance and impact on other local residents:

2)a) The regular nighttime burning of waste has been a nuisance since we moved to Kybes Lane, especially in the summer when windows are open and the wind is blowing in our direction. The decision notice for application 212241 to allow three years of temporary permission in condition 5 states that there should be no burning of waste or any other material - this appears to be ignored by the residents at The Paddocks. In a planning consultation response to a previous refused application (ref: 160427) in 2016 references burning of waste so this activity appears to be historic.

2)b) We regularly see dogs who we believe live at The Paddocks loose on Kybes Lane or in our garden. A lurcher type dog often is

seen at night where it defecates in our garden and is a danger to traffic. Again we find this a nuisance.

We note the Planning statement prepared by PHILIP BROWN BA (Hons) Urban and Regional Planning. references criterion (f) that any development is unlikely to have any undue adverse effect... but it does as referenced above. It also references under Criterion (g) that the site is for residential only. Multiple businesses appear to be run from The Paddocks including annual sale of Christmas trees.

3) We note that the statement of community involvement references our property and a previous tenant giving support to the renewal in 2021. We do not recognise that the positive items that are listed are still undertaken by the resident's of The Paddocks.

The condition of Kybes lane is poor, the drainage is substandard, the passing places are unsuitable for vehicles and although surface dressing has been applied in Summer 2024 the lane is already suffering with potholes.

4) We strongly request that the original statement of community involvement be updated as it appears to show that the current owner / occupier of The Ostlers is supportive of the application. If the comments from Robert Holmes submitted against Application ref: 212241 in 2021 are used, the applicant should reference that comments are from a previous occupant who has since left the area.

5) We are concerned that due to unknown numbers of residents that in the event of any Emergency Event at AWE the evacuation of all local properties will be impacted. The applicant's 'AWE Emergency Plan' references this issue and highlights the possibility of overcrowding due to numbers on site and that the local Council and Emergency Services will be contacted. Our concern that this approach is impracticable and would put the residents at The Paddocks and other local residents at risk in case of an urgent evacuation being required.

Thank you for the opportunity to make General Observations on the Application. At this time we reserve our right on whether we support or object to the application ref 242780.