

PLANNING REF : 242654
PROPERTY ADDRESS : 3 Gull Close
: Wokingham, Berkshire
: RG41 3TW
SUBMITTED BY : Ms Lynn Forbes
DATE SUBMITTED : 24/11/2024

COMMENTS:

Planning application 242654

Planning Portal Reference: PP-13478236

This is part two of my objection - I have been browsing the content of the application and note the following.

Your question:

Has there been any loss (or degradation) of any onsite habitat(s), resulting from activities carried out before the date the onsite pre-development biodiversity value was calculated. Either: - on or after 30 January 2020 which were not in accordance with a planning permission; or - on or after 25 August 2023 which were in accordance with a planning permission? Does the development site have irreplaceable habitats (corresponding to the descriptions in Column 1 of the Schedule in the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations (2023)) which are: i. on land to which the application relates; and ii. exist on the date of the application for planning permission, (or an earlier agreed date)
They answer - No

CLEARLY work has been completed - as per my original submission.

TPO's on trees

TPO Number: 1933/2023 Tree Reference: T25

TPO Number: 1933/2023 Tree Reference: A1

TPO Number: 1933/2023 Tree Reference: T24

I believe these trees have already been felled in readiness for the proposed move of the driveway.

TPO Map : Source - WBC TPO maps

Sui generis

As I have not worked in the planning business arena I had no idea what Sui generis referred to. I've looked it up and again, this does not resonate with the application.

Sui generis is a Latin phrase that means "of its own kind" or "in a class by itself". It's used in many disciplines to describe something that is unique or has very special characteristics:

- Biology: A species that doesn't fit into a genus with other species

- Creative arts: An artistic work that doesn't fit into a conventional genre

- Law: A unique interpretation of a case or authority

- Intellectual property rights: A type of work that's protected by separate statutes instead of general copyright law

- Town planning: A use class for unique locations

In UK town planning, the Sui Generis Use Class is for locations that are unique in some way. When applying for planning permission for a Sui Generis location, it can be helpful to:

- Include a transport statement to demonstrate access to other means of transport, such as buses, bikes, or scooters
- Consider reducing the size of the development
- Undergo a Pre Planning Application to determine if the council will permit extensions
- Divide the application into two phases: one for Permitted Development (PD) Rights and another for Planning

This planning application sites Sui Generis but doesn't adhere to it.

- The plans submitted do not reference a black accident spot, the bus stop nor the danger to pedestrians, cars, and other road users.
- The application does not consider reducing the size of the development.
- I don't know if it went through a pre planning process for this project, but there have been pre planning applications for adjacent land development.
- I believe they have not split the application in to two phases, as the two pieces of land they own are totally diverse at this time.

To me, this says their planning application is not founded on fact. I trust in the Planning department supporting road users of all types and decide on safety over development. As previously mentioned, I don't believe this application is about changing the use of the pub, but its about sliding the change in access to the site that in the fulness of time will give access to the field behind the pub. This will in due course, incur 1000+ cars turning onto Barkham Road at a most dangerous accident black spot. You have to consider the long term goal here and peoples safety.
Thank you