

PLANNING REF : 242654
PROPERTY ADDRESS : 6 Almond Close
: Wokingham, Berkshire
: RG41 4UU
SUBMITTED BY : Mr S Goldring
DATE SUBMITTED : 25/11/2024

COMMENTS:

I wish to object to the proposed planning application for the development of the Leathern Bottel and associated land. My objections are as follows:

- the development of a hotel on this site is an over development of the site as it will increase the footfall and traffic on the site, yet parking etc. is being reduced, both for customers and for staff. This is particularly relevant as staffing provision will need to increase to cover the 24 hour operation of the site.
- the proposed hotel does not show any provision for staff accommodation to support a 24 hour/day operation as the previous staff accommodation has been repurposed. As such it is unsustainable.
- the plans appear to show a significant reduction in the back of house space and kitchen/preparation areas, yet the intention of the plans would appear to be an increase in customers and the needs to cater for them and more frequently. This does not appear to be logical nor practical.
- the damage to the environment of the site due to the increase footprint of the building, the change in car park provision and revised access road has no mitigating elements and should not be allowed.
- the revisions to the access road are totally unnecessary for the alleged requirements of this application as the existing road is more than adequate. These changes should therefore be refused even if other elements of the plan are accepted as there is no need for the changes to be made other than to support any future plans the land owners may have for the land at the rear of this site.

In conclusion, I would encourage the Council to reject all elements of this proposal for all the reasons identified above.