

PLANNING REF : 250543
PROPERTY ADDRESS : Winnersh Community Centre
: New Road, Sindlesham, Wokingham
: RG41 5DX
SUBMITTED BY : Winnersh Parish Council
DATE SUBMITTED : 09/04/2025

COMMENTS:

The Planning and Transport Committee wish to object to this application and have significant concerns with regard to the following issues:

1. Access and Traffic Impact

The access to the property is notably narrow and steep and not suitable for the volume of visitors expected for a Community Centre. This restricted access is likely to cause significant traffic congestion, especially during peak hours, posing a safety hazard for both residents and visitors. The current infrastructure is insufficient to accommodate the expected increase in foot and vehicle traffic, which could lead to increased risks of accidents and traffic bottlenecks.

2. Parking Deficiency

There is inadequate parking provision on-site (14 spaces marked on plans) to meet the needs of the proposed Community Centre. The lack of sufficient parking spaces will inevitably result in overflow parking, placing an additional strain on surrounding parking facilities. This will likely result in illegal or inconsiderate parking, disrupting the local on-site companies and causing inconvenience to residents. In addition, the on-site carpark is known to flood in heavy rain. The increased demand for parking could further exacerbate traffic congestion and safety concerns in the area.

3. Noise Pollution

The establishment of a Community Centre at this location is likely to increase noise levels, particularly during events associated with the use of the facility. Given that residents back on to the site, the potential for noise disturbances, especially in the evenings and weekends could significantly impact the quality of life for local residents as well as the staff in nearby offices.

4. Suitability of the Building for Community Centre Use

The site in question was originally designed and constructed as office space. The facilities are not suited to accommodate the requirements of a Community Centre. The building's design is not conducive to the dynamic and varied activities typically associated with such a facility, including large group gatherings.

Committee's Comments:

It is important to note that the majority of the comments in support of the application have come from individuals outside the immediate area of Winnersh. While we acknowledge the right of individuals from outside the community to voice their opinions, the concerns and

needs of local residents and other on-site companies who will be directly impacted by this proposal should take precedence. The views of those who do not reside in the area should not be given undue weight when considering the appropriateness of the proposed development for our community.

Whilst the committee understand the desire to provide community services, they believe that the proposed location is fundamentally unsuitable for the establishment of a Community Centre.