

PLANNING REF : 250543
PROPERTY ADDRESS : Unit 1
: Winnersh Fields, Gazelle Close, Wokingham, Berkshire
: RG41 5QS
SUBMITTED BY : Mr Iain Wallace
DATE SUBMITTED : 01/04/2025

COMMENTS:

We have noted a planning application for Unit 4 (No. 250543) and as residents of the park we are taking the opportunity to express our objections at the proposed plans.

Our main concerns centre around the proposed change of use to an Islamic education, worship and community centre and are listed below.

1. Access

The nature of a community centre implies a community hub with lots of people coming and going at all times.

This estate is not suitable for such a use. The junction from Wokingham Road (A329) already causes significant traffic tailbacks as people travelling from the direction of the Showcase roundabout wait to make the right turn. Increased traffic will further exacerbate this issue.

Once the turn into Gazelle Close is made there are further safety issues around HGVs and plant vehicles accessing Coppards (who have now made this access their main entry gate), as well as parked vehicles on roadsides making this stretch highly unsuitable for increased traffic.

We have concerns about who would be responsible for these roads if public access were granted through this use.

Pedestrian access is also not safe or viable due to the points raised above.

2. Site access

Having negotiated entry to the site, the estate then has a number coded security gate requiring a code for access. This helps prevent unauthorised vehicles from entering. If the code is given out to the community this makes a farce of this aspect of a secure site.

3. Parking

There are very limited parking spaces on site. This application for Unit 4 will only be allocated 6 spaces. All other spaces are allocated to the other occupiers and are fully utilised. Vehicles parked in the wrong place will need to be asked to be moved, which will be incredibly time consuming for the other residents who are trying to run businesses and provide parking in their own allocated

spaces for clients and visitors.

4. Noise and disturbance

The nature of a community hub implies lots of movement of people and activity. This is completely inappropriate for an estate of this size and the businesses that already occupy the other buildings who rely on peace and quiet for this workplace setting.

5. Security

The security of this site is paramount to its occupiers. The site is generally used during business hours and members of the public coming on to the site outside of these times presents a significant security risk.

I trust the above points will be taken into consideration in respect of this planning application which in our opinion is wholly suitable.