

PLANNING REF : 242654
PROPERTY ADDRESS : Folly Orchard
: Wokingham, Berkshire
: RG41 2TU
SUBMITTED BY : Mrs Janice Healey
DATE SUBMITTED : 23/11/2024

COMMENTS:

I strongly object to this planning application for the following reasons.

This is yet another application from the same applicant for the same site. Others have already been refused.

In June 2023 prior to submitting the applicant's first planning application, two healthy oak trees along with other significant trees and vegetation were removed from this site. I see this as being a deliberate and calculated action by the applicant to suit their agenda

The loss of vegetation has negatively altered the character of the pub and surrounding area. Any proposed extension to the building will further exacerbate this. It has also created a loss of habitat for wildlife, in particular for bats which are a protected species.

I assume the council have or will address this issues with the applicant?

Two other planning applications 231990 and 241556 were then submitted. The applications included the creation of guest rooms, changes to access, parking and landscaping, remodelling of the pub/kitchen on the ground floor. Both applications were refused.

This latest application once again seeks permission to relocate the pub entrance further along Barkham Road yet it has already been established that the existing entrance currently works well in terms of safety and is therefore more acceptable than the proposed changes detailed on the previous applications. A previous traffic report details two personal injury traffic accidents near the pub, yet I have witnessed the aftermath of two other recent car accidents (non personal injury) on the road directly outside the pub. Moving the access road further towards the blind bend is likely to increase the number of accidents.

The pub building is in my opinion already overdeveloped and I still see no reason to create five guest rooms when there is already plenty of hotel accommodation nearby.

I am concerned that within the planning documents on this latest application there is a Design and Access Statement which implies the reason for extending the roadway within the site is to aid future development of the field. Outline planning consent to build 60 houses on the field has already been refused so at this stage there is no known need to extend the roadway as far as the field, particularly as it reduces the number of available car parking spaces from 60-45. In reality there is a requirement for more than 45 spaces because the car park survey was completed during Summer months when many

local people would have chosen to walk to the pub.

I find it strange that an article in this weeks 'Wokingham Today' states that an application has been made to extend the pub's opening hours to supply alcohol for on and off sales. Apparently, Wokingham Borough Council's Licensing Sub Committee will meet on 27th November and be asked to approve the extension of hours. Coincidentally, this happens to be 2 days after the consultation period for this planning application ends.

As an additional point, during the consultation period for this application I understand that outline permission to build 50 houses on land at Langley Common Road, Arborfield has recently been approved. This should be taken into consideration when deciding this application as there is likely to be a further increase to the amount of traffic on Barkham Road.