



Barkham Parish Council

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Alex Thwaites
Planning Department
Wokingham Borough Council

11th November 2016

Dear Alex,

Application Number 162881

Former Hazebrouck Barracks, Princess Marina Drive and Langley Common Road.

Full application for temporary planning permission for the use of land for filming, incorporating temporary change of use of existing former barracks buildings from Use Class Sui Generis to Use Class B1 and the use of the site and hard standing for parking and storage with associated access.

The Parish Council is strongly opposed to this application.

Although this is a temporary application it covers a period of 9 years which is a significant period during which local residents could be inconvenienced.

Our concerns lie with the fact that the noise from this activity will be a huge disturbance for our residents. The barracks have no noise insulation and hence will be unsuitable for any night time filming and we draw your attention to Conditions 61 & 62 under which Planning Application O/2014/2280 for development of the SDL was originally granted. Filming at night suggests flood lighting could be used and Condition 57 of this application needs to be addressed.

We note that for 28 days per year filming will be permitted until midnight and for 10 days per year all night working is requested. This is unacceptable with housing close by and will be a disturbance for local residents. It is vastly different from working hours on the development are 8.00 – 6.00 p.m. Monday to Friday and 8.00 – 1.00 p.m. on Saturday laid out in Condition 68 of the original application. These conditions should be adhered to for this application and it is not acceptable for work to be carried out outside of these hours at this location.

The proposal is to access the venue via the entrance from Langley Common Road, opposite Staysure Tyres with up to 200 vehicle movements a day. This entrance is not suitable for this volume of traffic which is on a 40 mph road and opposite the tyre depot who have large trucks entering and exiting on a regular basis.

It has been an understanding that access to the northernmost sectors of the SDL would be via Biggs Lane. It would be unacceptable if the opening of this entrance was used as a precedent to create a new access point for the development on to Langley Common Road, which would encourage traffic to use routes through Barkham rather than the new Arborfield bypass. We would propose that access to the venue is via the existing main gate on Isaac Newton Road.

Condition 71 of the original application which addresses the protection of retained buildings, namely Langley Common Farm House also known as Langley House, must be reviewed to determine whether further measures are required under these proposals. The Parish Council notes that the application indicates that Langley House would not be used for the filming enterprise. BPC strongly believes that Langley House is of local historical value and should be retained for residential use. We are concerned that if it stands vacant and unused for nine

years it could become derelict and defeat the object of Condition 71. We therefore recommend that the developer be required to bring forward the Condition 71 review to be considered at the same time as the current application.

Therefore we recommend that this application is refused.

Yours sincerely,

Judith Neuhofer
Clerk to Barkham Parish Council