

PLANNING REF : 213106  
PROPERTY ADDRESS : The Oakwood Centre  
: Headley Road, Woodley, Wokingham  
: RG5 4JZ  
SUBMITTED BY : Woodley Town Council  
DATE SUBMITTED : 07/10/2021

COMMENTS:

The Planning & Community Committee considered the application and recommended that the current proposal be refused on the following grounds:

The current plans reflect parking provision for up to 20 articulated lorries. The highway infrastructure surrounding this site would be overwhelmed by such a large number of additional HGV vehicles. Viscount Way in particular is not suitable for large volumes of heavy traffic due to its width and proximity to residential properties. The Committee also noted there had already been a recent application from another company on Viscount Way to increase the number of HGV vehicles they were permitted to operate under their Goods Vehicle Operators License. The total impact on the highway in this area would simply be unsustainable.

The proposed scale of industry and number of HGV vehicles will be detrimental to neighbouring properties and residents by way of creating significant additional noise and air pollution. The Committee noted the Wokingham Borough Local Development Framework (January 2010) in which, under CP1 Sustainable development, it advises that planning permission will be granted for development proposals that 8) Avoid areas where pollution (including noise) may impact on the amenity of future occupants.

The proposed buildings to the East of the site would be overbearing due to height and massing to those neighbouring properties on Gemini Road. Operations taking place outside of regular business hours (9am-5pm) would be detrimental to those residents in the surrounding streets.

This page is intentionally left blank