

DPR

WOKINGHAM BOROUGH COUNCIL

PARISH COUNCIL OBSERVATION SHEET

PLANNING APPLICATION.

APPLICATION No. 153301  
REVISED PLANS

Officer DANIEL RAY

Parish SONNING.

Proposal FULL APPLICATION FOR THE AMNEDMENT TO PLANNING PERMISSION

F/2014/2196 TO APPROVE SPORTS AND PYSIOTHERAPY CLINIC BUILDING INVOLVING REORIENTATION, REDESIGN, IMPROVED LANDSCAPING AND PARKING PROVISION. REVISED PLANS INCLUDE LANDSCAPE PLAN AND COVERED CYCLE AND REFUSE STORAGE. COVERING LETTER INCLUDING FURTHER INFORMATION AND CLARIFICATION

Address PAVILION, HOLME PARK SPORTS GROUND

Applicant MR JOHN FISHER

The Parish Council notes the revised plans. Having carefully considered these plans, and further information, the Council urges refusal for the following reasons.

The proposal does not comply with the Inspectors reasons for allowing the proposal. The Inspector, although agreeing that the proposal did not accord with policy CP11 and that none of the exceptions referred to in the policy applies to the case, took the view that the proposal was relatively modest in terms of its size and its impact on its surroundings. The proposal at that time was for a 'physio therapy clinic' and the approval was conditional on the building being used for that purpose.

The introduction of a hyperbaric chamber into the scheme has a very tentative association with sport and, as it occupies a third of the total area, cannot be considered to be 'ancillary' to the approved use. The chamber has a variety of uses for which SPORTS injury will be but a fraction of medical conditions that could be treated. The Parish Council does not question the medical benefits of the chamber.

The Parish Council is still concerned about the safety of the hyperbaric chamber and is not convinced that it would not explode under any circumstances. The storage of oxygen also remains a concern.

The proposal is a for a commercial business venture and as such it will need to be used effectively in order to justify the investment. The Council are therefore concerned that this will significantly increase the amount of traffic, to well above those numbers visualised by the Inspector when allowing the appeal (9 vehicles in the morning and 7 in the afternoon). The permitted times of business are between 8.00 am and 6.00 pm five days a week, and 8.00 am to 1.00pm on Saturdays. The Sonning Lane/A4 junction is becoming more and more dangerous

and there has been an increase in traffic accidents at this junction. The added facility of the hyperbaric chamber will only increase the traffic movements to and from the site. Traffic in Sonning and Sonning Lane has increased to exceptional levels since 2009. Although Wokingham Borough Council has impressive plans to improve the highways infrastructure within the Borough but no funding has been allocated to Sonning or the Third Bridge.

The Council is also concerned about the impact the facility will have on the infrastructure and the additional pressure it will have on the sub-standard Victorian drainage system.

L. A. Bates (Clerk to the Council).

17 March 2016