



## Planning application 15/02107 - Relocation of the Phoenix Gym

This application is currently being considered by the RBWM Planning Department

### Proposed location

To be re-located from existing location in Water Oakley near Bray Studios to a new Site North of Longlea Nursing Home on Fifield Road, Fifield - adjacent to footpath No 51A. A green field (currently farmed) in the Green Belt, in the important "Green Gap" between Maidenhead and Windsor.

### Proposed development

A Site of 1.86 Hectares containing a building which is 35 metres wide by 48 metres deep and max 12.2metres high (8 metres to eaves) giving 1,662 sq metres of floor space. The hard standing area is huge – enough for 121 cars and 3 Coaches.

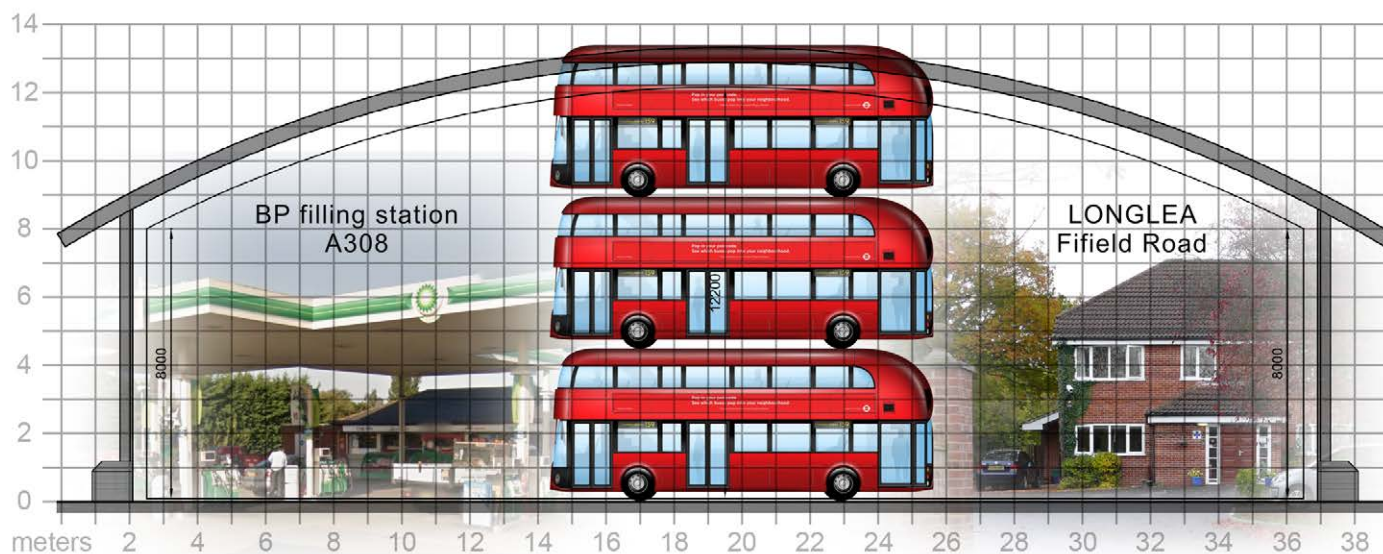
### Purpose

To provide gymnastic and trampoline training for 3 to 18 year olds from a wide catchment area, including from outside the Royal Borough.

### Proposed hours of operation

Sessions are listed as running throughout the year from 9am to 9pm Monday to Friday and from 9 am to 6.30pm Saturday and Sunday.

The elevation profile below has been taken directly from plans submitted by the applicant and available online. The dimension grid is derived from the scale guides on the same document.



### Points to bear in mind

#### Green Belt

- development in the Green Belt is permissible for outdoor sport – this is not an outdoor sport.
- re use of Brown Field sites is permissible – but this is a green field.
- the scale of the building should not detract from the openness of the Green Belt – this is an extremely large building. Lidl supermarket (only) on Stafferton Way is of a similar scale and is only slightly higher.

## Development

- the development includes a large amount of hard-standing, creating major water run-off and the access route is over the major drainage ditch running alongside Fifield Road. The north end of Fifield is subject to regular flooding, the reasons are complex. Any development here has the ability to add to the problems already existing, thus increasing the misery for the neighbours. The Gym operation itself will be disrupted due to flooding through road closures and increased height of the water table.
- access for Gym users is only practical by car as there is very limited public transport and with no footways (pavements) or street lighting, cycling and walking would be considered by them to be dangerous.

## Activity

- car journeys could be up to an additional 1,300 per day (staff, visitors and service vehicles) on an already busy unclassified road, also used by horses and dog walkers. This is a hugely significant increase in volume and duration vs. the present situation. *Note: the hours of operation are greater than a school, garden centre or a supermarket and it will be 7 days a week, throughout the year.*
- to facilitate use, the car park will be lit for most of the evening.
- when parking on site is insufficient, then parking will be on Fifield Road thereby increasing the hazards to other users. Gymnastic Competitions will be held at the Gym.
- the majority of users of the gym currently and in the future do not come from Fifield. They come from all compass points, including from outside the Royal Borough. So road traffic through the village is more than likely to increase and certainly at the northern end of Fifield Road.
- access and egress to and from A308 will therefore intensify, particularly at peak times, further increasing the desire to find alternative routes.

Some of the concerns about the Planning application have been outlined above, you may of course think of others.

## What to do next

If you do not wish to see the Phoenix Gym relocated to a green field near you it is very important that you contact RBWM Planning Department and make your views known NOW - either ...

- via the internet at [www.rbwm.gov.uk](http://www.rbwm.gov.uk) - click on planning and follow the directions. The application number is **15/02107** and all the Plans etc. are available to see. Then use the online facility to record your views.

or ...

- write to **Victoria Gibson (Planning Officer), RBWM, St Ives Road, Maidenhead, SL6 1RF**. For good measure, please copy **Bray Parish Council, Moneyrow Green, Holyport, Berks, SL6 2NA** and ask them to forward on your views to Bray Ward Councillors and other Borough Councillors who are on Bray Parish Council.

If (as seems likely at the moment) the Planning Officer is minded to recommend approval, then this Planning Application will be discussed and decided upon at a RBWM Maidenhead Development Control Meeting - possibly the next one on **Wednesday November 25 at 7:00 pm in the Town Hall in Maidenhead**. Attending this Meeting is important to show the level of objection to this planning application. Please go to [www.ogafcap.co.uk](http://www.ogafcap.co.uk) where further information will be posted when known.

**Even if you live outside Fifield Village you will be affected if this application is successful. You only get this one chance. The Applicant has the right to Appeal a refusal, but as a Resident you cannot appeal a permission.**

**By the way - it is understood that the Phoenix Gym have been offered another site, so a refusal is not the end of the Phoenix Gym.**