



PLANNING APPLICATIONS COMMITTEE

1 DECEMBER 2021

ADDITIONAL INFORMATION

AGENDA ITEM	ACTION	WARDS AFFECTED	PAGE NO	
<u>UPDATE AGENDA</u>				
9.	KINGS ROAD GARDEN, KINGS ROAD - PROPOSAL TO ADD TO THE LIST OF LOCALLY-IMPORTANT BUILDINGS AND STRUCTURES	Decision	ABBEY	5 - 8
10.	201585/FUL & 201586/ADV - 109A OXFORD ROAD	Decision	ABBEY	9 - 12
11.	211725/FUL - KINGS MEADOW, NAPIER ROAD	Decision	ABBEY	13 - 14
12.	210854/FUL - 56 CHRISTCHURCH ROAD	Decision	CHURCH	15 - 18
15.	210977/FUL - 65 KILN ROAD, EMMER GREEN	Decision	PEPPARD	19 - 22

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Agenda Annex

UPDATE SHEET AND ORDER OF CONSIDERATION

Planning Applications Committee - 1st December 2021

Item 09 - Kings Road Garden Local Listing Update

Items with speaking:

Item No. 10 **Page 83** **Ward** Abbey
Application Number 201585/ Full Planning Approval & 201586 Advertisement Consent
Application type Full Planning Approval
Address 109a Oxford Road, Reading, RG1 7UD
Planning Officer presenting Julie Williams ***UPDATE***
Objectors:
Evelyn Williams - Reading Conservation Area Advisory Committee
Rupert Buckingham - Baker Street Area Residents Association

Item No. 12 **Page 137** **Ward** Church
Application Number 210854
Application type Full Planning Approval
Address 56 Christchurch Road, Reading, RG2 7AZ
Planning Officer presenting Tom Hughes ***UPDATE***
Objectors: Terry Brown
Agent: Nick Cobbold

Item No. 14 **Page 157** **Ward** Minster
Application Number 210582
Application type Full Planning Approval
Address 18 Parkside Road, Reading, RG30 2DB
Planning Officer presenting Alison Amoah
Objectors: Chris Dodson, Mark Ashton
Agent: Ed Mather

Items without speaking:

Item No. 11 **Page 123** **Ward** Abbey
Application Number 211725
Application type Full Planning Approval
Address Kings Meadow Woodland, Napier Road, Reading
Planning Officer presenting Connie Davis ***UPDATE***

Item No. 13 **Page 149** **Ward** Katesgrove
Application Number 211433
Application type Listed Building Consent
Address Katesgrove Primary School, Dorothy Street, Reading, RG1 2NL
Planning Officer presenting Connie Davis

Item No. 15 **Page 247** **Ward** Peppard
Application Number 210977
Application type Full Planning Approval
Address 65 Kiln Road, Emmer Green, Reading, RG4 8UE
Planning Officer presenting **Connie Davis** ***UPDATE***

Item No. 16 **Page 271** **Ward** Southcote
Application Number 211321
Application type Regulation 3 Planning Approval
Address 6 Circuit Lane, Reading, RG30 3HA
Planning Officer presenting **David Brett**

Item No. 17 **Page 285** **Ward** Out of Borough Premises
Application Number 211757
Application type Adjacent Authority Consultation
Address Land East of, Pincents Lane, Tilehurst, Reading
Planning Officer presenting **Richard Eatough**

UPDATE REPORT:

BY THE DIRECTOR OF ECONOMIC GROWTH & NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE:

Ward: Abbey

Address: Kings Road Garden, Kings Road, Reading

Proposal: To add Kings Road Garden to the List of Locally-Important Buildings and Structures

RECOMMENDATION:

As in main report

1. ADDITIONAL INFORMATION

- 1.1 Kings Road Garden, Kings Road is recommended for addition to the Local List in the main report. After publication of the papers, additional information relating to Kings Road Garden was received on 25th November from the Conservation Area Advisory Committee and Joe Doak at the University of Reading, who is researching Huntley & Palmers for a doctoral thesis.
- 1.2 The suggestion is that the wording of the proposed Local List entry should be amended to mention the context of the establishment of the garden, notably Huntley & Palmers' 'Great Social Scheme'. The amended text that has been suggested by the CAAC is shown below:

"Kings Road Garden (formerly Huntley & Palmers Garden) is a surviving element of the former Huntley & Palmers biscuit factory that covered a substantial site around the Kennet from the mid-nineteenth century until the second half of the twentieth century. The Huntley & Palmers operation was a major part of Reading's 19th Century industrial expansion, and Reading was renowned for its production of biscuits.

In 1846, Huntley & Palmers purchased an old silk mill and embarked on a programme of additions and expansions. In 1873 new buildings north of the river and the original site were added. Between 1867 and 1925 Huntley & Palmers systematically purchased the land and properties occupying the site of the Garden and land to the west of Watlington Street with the intention of creating a 'Great Social Scheme'. The proposed social and recreation centre would have included dining rooms, smoking rooms, a social club, baths, gymnasium, and a great concert hall able to seat 2,500 people. However, the scheme was not implemented due to problems with transferring the licences of two public houses on the site, as well as increasing public sector welfare provision and financial difficulties experienced by the Company.

In 1937 Huntley & Palmer sold some of the site to Reading Corporation for the widening of Kings Road and ~~t~~The garden was ~~added~~ laid-out at some point in the late 1930s or 1940s and may have been associated with at the same time as the building of new office buildings on King's Road ~~around that time~~. The garden has a relationship with the former Huntley & Palmers Social Club to the east, across Kings Road, as the most prominent surviving elements of the Huntley & Palmers site.

The site comprises a small formal garden adjacent to Kings Road and the River Kennet. It includes footpaths and soft landscaping and retains its original layout albeit with subsequent changes to soft landscaping and the waterside boundary. Around the boundary to the north and west is a low brick retaining wall and wrought iron railings. The wrought iron gates bear the Huntley & Palmers initials, and the ironwork of the gates is in the art-deco style of the time.”

- 1.3 It is agreed that the text of the proposed local listing would benefit from a reference to this context as it is relevant to the significance of the garden, although it is considered that some amendments would assist with brevity. The recommended amended local listing text is included as Appendix 1.

APPENDIX 1: RECOMMENDED AMENDED LOCAL LIST TEXT

Kings Road Garden (formerly Huntley & Palmers Garden) is a surviving element of the former Huntley & Palmers biscuit factory that covered a substantial site around the Kennet from the mid-nineteenth century until the second half of the twentieth century. The Huntley & Palmers operation was a major part of Reading's 19th Century industrial expansion, and Reading was renowned for its production of biscuits.

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UPDATE REPORT

BY THE EXECUTIVE DIRECTOR FOR ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 1 December 2021

ITEM NO. 10 page 83

Ward: Abbey

App No.: 201585/FUL

Address: 109a Oxford Road, Reading, RG1 7UD

Proposal: Change of use from an estate agent use class E to a restaurant and hot food takeaway sui generis use class

App No: 201586/ADV

Proposal: New fascia and projecting sign

Applicant: ARA FT Investment Ltd t/a Fat Twins Reading

Deadline: 12/03/2021 Extended to 10th December 2021

RECOMMENDATION:

Grant planning permission for 201585

Conditions amended:

Odours

- The Kitchen Ventilation System to be installed strictly in accordance with the specifications as approved to mitigate cooking odours to the satisfaction of Council officers. The use hereby permitted shall not be made open to the public until an odour risk assessment has been carried out and a detailed odour management plan to include odour control specifications with a schedule of weekly cleaning and maintenance schedule has been submitted to and approved in writing by the Local Planning Authority. Thereafter the odour management plan shall be adhered to and the cleaning and maintenance schedule made available for inspection by Council officers.

Noise

- The Kitchen Ventilation System shall be installed in accordance with the approved acoustic assessment, including the acoustic enclosure, to the satisfaction of Council officers before the use hereby permitted is made open to the public. Thereafter the ventilation system shall be managed and maintained in accordance with the approved noise mitigation specifications with the schedule of cleaning and maintenance works made available for inspection by Council officers.

Waste

- A Waste & Litter Management Plan shall be submitted for the written approval of the Local Planning Authority before the use hereby permitted is made open to the public. The Waste & Litter Management Plan shall include details of where commercial waste is to be stored on site, how it is to be protected from vermin and how collected and how litter arising from customers of the use is to be managed. The Waste & Litter Management Plan shall be implemented and followed as approved.

Grant Advertisement Consent for 201586

1. PETITION RECEIVED

- 1.1 With apologies, when drafting the main report on this item it was overlooked that a petition had been presented to Councillor Page on 28th April 2020 for consideration by Committee, which was due to consider the application that evening. However, as described in the main report, the matter was deferred

to allow more work on the noise and odour mitigation to be carried out by the applicant.

1.2 The petition, signed by 35 local residents, has been redacted and can be seen on the public access platform but the preliminary text is provided here:

We, the undersigned local residents of Zinzan Street, reject the proposal of a second fast-food take-away restaurant right at the entrance to our street from the Oxford Road at 109A Oxford Road.

The Pepe's Peri Peri restaurant at the corner of 109b has, since it went in, caused horrific levels of foul odours all along the street and for those that live within 60m or so if it, has caused our homes and interiors to smell of the grease and fast-food smell constantly. Frequently, you can smell the odour all the way to the end of Zinzan Street at its intersection with Baker Street. The owners are local, but they do not seem to care about this inconvenience to residents as they have not cared to properly clean and care for the extraction equipment and it seems that Reading Borough Council cannot manage to fix this issue for residents either (as this has been going on for nearly 2 years now). The new shop proposed doesn't even have local owners. How will this be managed, if local owners can't even be controlled?

Now we have come to understand that at 109A across Zinzan Street on the other side is also looking to convert to a fast-food establishment "Fat Boys Burger Bar" with an extractor fan designed to send more odours straight down Zinzan Street.

ODOUR: We have enough to deal with the odour from one of these establishments, (Pepe's Peri Peri) that has never seemed to be brought under control. We do not need a second out-going vent positioned to send even more cooking odours directly down our street and into our homes. Many people on the street live in small 1-2 room flats and many only have the possibility of using a front window onto the street for ventilation, so it is not really nice to only have the option of fast-food grease smells. We have no faith that this will be anything but twice the trouble.

TOO MANY FAST-FOOD ESTABLISHMENTS IN THE AREA: If 109A were to become a fast-food take-away establishment, this would place 3 fast food /take away establishments right in a row on the Oxford Road (Punjab Grill, Fat Boys and the Pepe's Peri Peri at the entrance to our street) with another 3 right across the Oxford Road between the IDR and Zinzan St intersection. This is to our mind, in excess of the amount needed in our neighbourhood and none are really offering a good quality food for a healthy living diet.

CONSTANT RUBBISH MESS/FLY- TIPPING and RATS: Furthermore, the back parking area behind 109A has had years and years of poor control over rubbish collection and constantly has accumulated fly-tipping in the car park, even though it has recently been gated. There are still bins left outside that area, and we only suspect that the added accumulation of rubbish from yet another fast-food will make this worse. It certainly will not improve matters. There seem to be so many cars parked in the car park, there is no room for more commercial-sized rubbish bins.

We would urge Reading Borough Council to turn this application down and to give the local residents a chance for a decent reduction of odours into our homes and reduce the vermin and rats that are so attracted to the back parking area already of 109/109A Oxford Road.

We are at saturation point. Please let us have a decent quality of life.

2. OFFICER COMMENTS

- 2.1 The applicant has been made aware of these concerns and has provided additional information to satisfy the environmental health officer request for additional mitigation and the recommended conditions to control odour, noise and waste arising from the use have been amended by officers.
- 2.2 The recommendation remains to grant planning permission and advertisement consent with the amended conditions as shown above.

Case Officer: Julie Williams

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UPDATE REPORT

BY THE DIRECTOR OF ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 1st December 2021

Ward: Abbey
App No.: 211725/FUL
Address: Kings Meadow, Napier Road, Reading
Proposal: Temporary Change of Use for up to 45 days in a calendar year, to Change from Class F2 (Local Community Uses) to Christmas Party Events at Kings Meadow, with the site being restored to its former condition at, or before 14:00hrs on 31st December 2021
Applicant: Eventist Group Ltd
Target decision date: 27/01/21

RECOMMENDATION:

To GRANT temporary planning permission with the conditions and informatives as per the main report

1. Consultation Period

Public consultation

- 1.1 Since the publication of the main report, the public consultation period closed (on 23rd November 2021). No comments have been received by members of the public.

Internal Consultees

- 1.2 Since the publication of the main report Officers have received no objections from the Transport and Ecology departments, with comments being in line as previous years for this proposal. Transport conditions are proposed and have been included as per previous years.

2. Further information on noise concerns

- 2.1 As outlined in the main report, the Environmental Health team have no objections to the application based on noise concerns. Officers note that a number of Christmas events are happening around the borough and so the cumulative impact of all events needs to be discussed. The submitted noise assessment does not take into account noise levels from surrounding events.
- 2.2 The Environmental Protection team has since advised that the situation concerns the Parks team and their decisions on which sites they let out to what events and when. It is not considered possible to control noise to an extent that residents are not adversely affected at all; rather the aim is to control the noise being a nuisance which can be controlled under the Premises License for each event. The only way to achieve no noise impact would not be to hold the events.

- 2.3 The relevant Council departments would work with the management of this event (and other Christmas events) to resolve such noise issues, but this is not an instantaneous process and the amount of nuisance being created needs to be considered and assessed in deciding how to proceed.
- 2.4 On the basis of the above, planning officers are satisfied that noise levels could and will be controlled under the separate premise license as there are a number of licence conditions in place which the Council can enforce if necessary, in response to complaints should they arise.

Case Officer: Connie Davis

UPDATE REPORT

BY THE DIRECTOR OF ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 1st December 2021

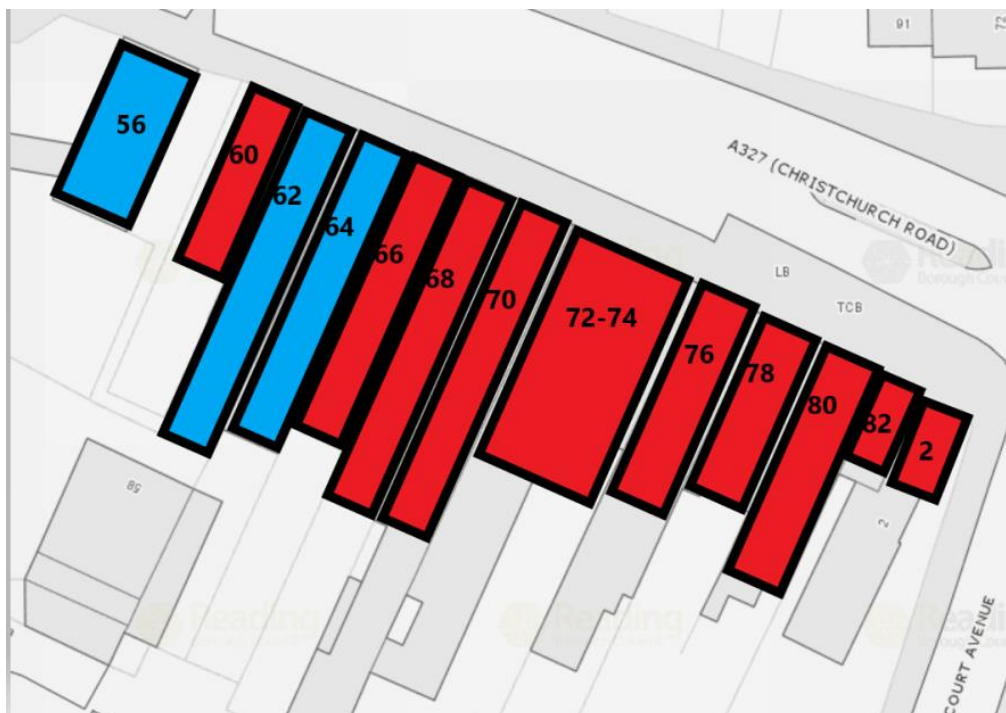
Ward: Church
App No.: 210854/FUL
Address: 56 Christchurch Road
Proposal: Change of use of ground floor from shop (Class E) to hot food takeaway (Class Sui Generis), and installation of extract duct to rear
Applicant: Coffee Corner

RECOMMENDATION:

To GRANT planning permission with the conditions and informatives as per the main report

1. FURTHER INFORMATION REGARDING APPLICATION OF POLICY RL3

- 1.1 The illustration below shows the uses of each of the units in the Christchurch Road Local Centre Key Frontage as a result of the proposals subject of this application.



Key

Blue = hot food takeaway (Class Sui Generis)

Red = uses within Class E (Commercial)

- 1.2 The uses are as per the most recent Reading Borough Council Land Use Survey undertaken in November 2020, and subsequent planning records.

Address	Use Class	Type of use	Notes
56 Christchurch Road	Sui Generis	Hot food takeaway	(As a result of this application proposal)
60 Christchurch Road	Class E	Restaurant	As approved under application 191755/FUL, and presented as such under application 210957/FUL
62 Christchurch Road	Sui Generis	Hot food takeaway	As observed in November 2020 Land Use Survey
64 Christchurch Road	Sui Generis	Hot food takeaway	As observed in November 2020 Land Use Survey
66 Christchurch Road	Class E	Letting agent	
68 Christchurch Road	Class E	Pharmacy	
70 Christchurch Road	Class E	Convenience store	
72-74 Christchurch Road	Class E	Convenience store	
76 Christchurch Road	Class E	Vacant, former bank	
78 Christchurch Road	Class E	Letting agent	
80 Christchurch Road	Class E	Restaurant	
82 Christchurch Road	Class E	Sandwich/snack bar	
2 Northcourt Avenue	Class E	Barbers	

- 1.3 As a point of clarity, The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 states a Class E (b) use as ‘for the sale of food and drink principally to visiting members of the public where consumption of that food and drink is mostly undertaken on the premises’.

2. OTHER MATTERS

- 2.1 The end user of the unit subject of this application, and therefore the type of food, is not known. It is not necessary for the end user to be known prior to determination, as the proposals relate to the use of the application site only. The recommended conditions would apply regardless of the future end user, with details to be agreed prior to the commencement of the use. This includes matters such as odour control and refuse storage.

2.2 The extract duct would be installed and operated in accordance with specifications supplied with the application. The noise level and hours of operation of the duct would be controlled by conditions.

3. FURTHER REPRESENTATIONS RECEIVED

3.1 Further public representations have been received, raising matters summarised as follows:

- Concerns regarding noise and odour nuisance from extractor equipment at 60 Christchurch Road, including nuisance logs
- Concerns that the extractor equipment at 60 Christchurch Road has not been installed correctly
- Untidy bins stored to the site frontage of no. 56 by occupiers of 60 Christchurch Road, often overflowing and blocking access along the pavement
- Unauthorised signage at 60 Christchurch Road

3.2 These specific matters relating to no. 60 are beyond the scope of this application for planning permission at no. 56. Matters such noise and odour nuisance, refuse storage and litter management raised by the proposals at no. 56 have been considered in the main report.

Case Officer: Tom Hughes

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UPDATE REPORT

BY THE DIRECTOR OF ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 1st December 2021

Ward: Peppard
App No: 210977/FUL
Address: 65 Kiln Road
Proposal: Erection of dwelling (C3 use)
Applicant: Siloam Construction
Extended Target Date: 3rd December 2021

RECOMMENDATION:

To GRANT permission with the conditions and informatives as per the main report.

1. Planning Application Committee member site visit

- 1.1 Following the deferral of the application at the Planning Application Committee meeting on 3rd November 2021, Committee members carried out an accompanied site visit on 25th November 2021.

2. Further information on the proposed access track

- 2.1 At the site visit, members asked if it could be confirmed when the existing drop-kerb was installed dropped (that which would facilitate the proposed access track). The Council's Highways team were contacted but they confirmed they had no information on this to provide to members. From publicly-available information (Google Streetview) this appears to have been in place since at least 2009.

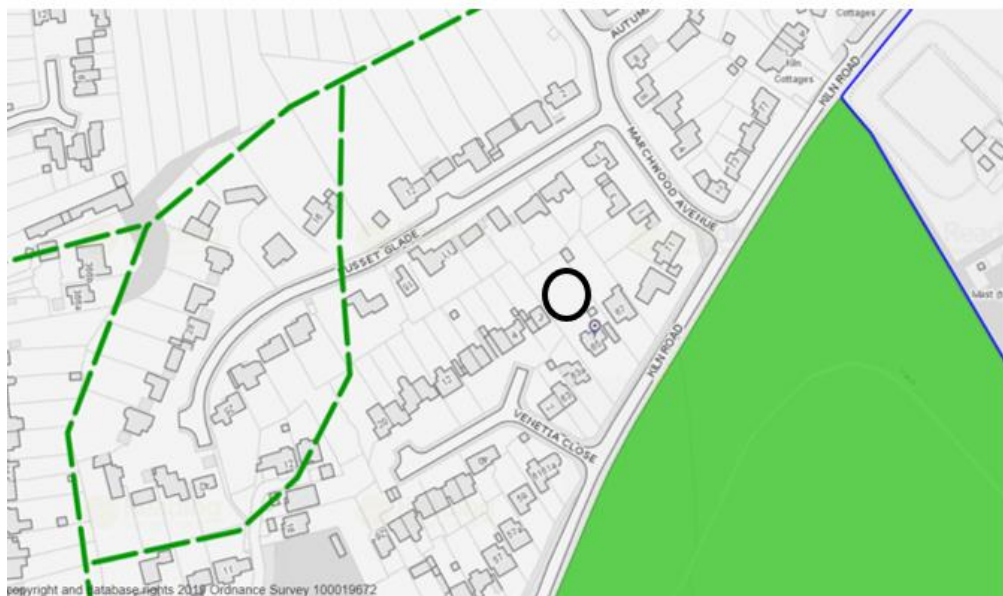
3. Additional representation received

- 3.1 Following the publication of the main report, one additional representation has been received from the owner of 7 Russet Glade. They have asked for the following sketch to be included (produced by the objector) to highlight their concern that they would experience a loss of privacy as a result of the development. As discussed in the main report, it is considered the dwelling would be located a sufficient distance from neighbouring site boundaries to ensure adequate privacy to the rear amenity space is retained and officers are satisfied that this complies with Policy CC8 (Safeguarding Amenity).



4. Ecological Matters

4.1 Further clarification is provided here on the proposed biodiversity enhancements as set out in section 6.40 onwards of the report on the main Agenda (Appendix 1). Local Plan Policy H11 states that development should provide, *'biodiversity net gain wherever possible and would not have an adverse impact on biodiversity in terms of the fragmentation of blocks of gardens, which as a unit or in association with adjacent green space are deemed to make an important contribution to biodiversity and contribute to the green network'*. As discussed in the original main report at Appendix 1, the site was considered to have low ecological value by the Council's Ecologist. The site does not form part of a green link, nor is the site contained within a designated habitat area, as can be seen on the map below. The dashed green line represents the designated green link and the application site is circled in black:



4.2 As such, the subdivision of the rear amenity space would not disturb a designated wildlife link. Furthermore, the site is a residential garden which could be cleared at any time outside of the planning process, and this process has already begun.

Biodiversity enhancements, namely four bat or bird boxes, tiles or bricks, a 3 x 3m wildlife pond and wildlife-friendly landscaping will be secured via a pre-commencement condition and the installation of these should represent a biodiversity net gain on a site given its current low ecological status. Therefore, the proposal is considered to accord with Policies H11 and EN12 of the Reading Borough Local Plan (2019).

Case Officer: Connie Davis

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