

UPDATE REPORT

BY THE DIRECTOR OF ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES

READING BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE: 23rd June 2021

ITEM NO.

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Ward: Abbey

App No.: 200142

Address: 109B Oxford Road, Reading

Proposal: Change of use from Sui Generis (betting shop) to Class E restaurant with ancillary Sui Generis takeaway and replacement shopfront (Part retrospective)

Applicant: Express Team Ltd

Determination Date: Extended until 25th June 2021

RECOMMENDATION:

Grant

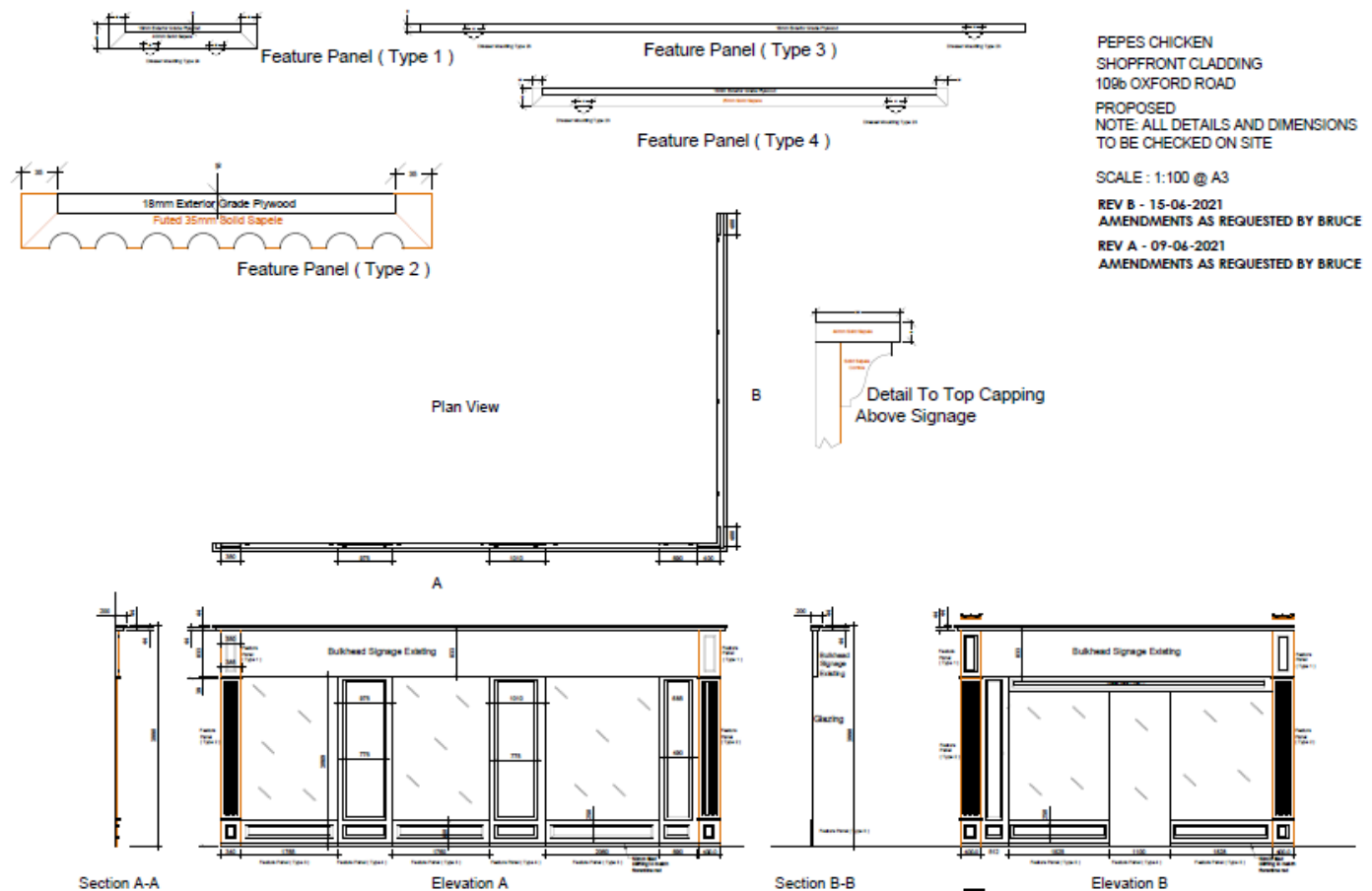
With conditions as set out in the main agenda report.

1. Design/Materials

1.1 Since the publication of the main agenda report, the applicant has provided the following material details:

- a sample of the Herringbone brick paving (red) for the front of the shop;
- a colour chart depicting the 'Florentine' red proposed to paint the timber columns and panels; and
- a more detailed drawing depicting the timber panel detail (using Solid Sapele timber)






1.2 Further to the above, the applicant has provided a final drawing of the shopfront which also now includes the proposed timber front door painted Florentine red. The applicant has also provided a 3D visual drawing of the proposed columns. These drawings are included at the end of this update report.

1.3 The above details have been reviewed by Planning Officers and the Conservation and Urban Design Officer. It is considered that the details are acceptable and would provide an appropriate heritage appearance to the shopfront.

2. Kitchen Extraction

- 2.1 Since the public of the main agenda report, the applicant has provided a photograph of the signed maintenance contract for the canopy:

Maintenance Contract



On behalf of Springfield Catering Direct Ltd:

Name: Richard Gatehouse Sign: [Signature]
Position: MO Date: 28/05/2021

On behalf of Pepes Piri Piri Reading:

Name: WARDA AHMAD Sign: [Signature]
Position: MANAGER Date: 29/05/2021

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Maintenance Contract
Springfield Catering Direct Limited
Unit C1 OYO Business Park, 187 Park Lane, West Midlands B35 6AN
TEL: 01675 430490

Maintenance Contract



Pepe's Piri Piri
109b Oxford Road
Reading
RG1 7UD

Contract between Springfield Catering Direct Limited & Pepes Piri Piri Reading.

Service provided by Springfield Catering Direct: Option 1 Full system Clean ONLY

- Complete deep clean of your canopy and ducting system
- Maintenance checks of the ventilation system
- All cleaning visits are certified for insurance audits

You have opted for quarterly visits dates booked as below:

1st Visit booked: 19th July 2021

2nd Visit booked 15th November 2021

3rd Visit booked 14th March 2022

4th Visit Booked 11th July 2022

Please note the above dates are a guide & may change slightly, all visits will be carried out within 14 working days of the above dates. Should anything change, all dates are booked provisionally booked and Springfield Catering Direct have the right to withdraw from the contract if any change to the payment plan is taken.

Contract excludes:

Deep clean of ESP unit

Replacement of Cells

Pre filters

Activated Carbon Filters (Pair)

Maintenance Contract

Springfield Catering Direct Limited

Unit 10, The Old Rectory, 187 Park Road, West Wycombe, Bucks HP12 3JH

TEL: 01673 430493

- 2.3 The applicant has also provided a copy of the cleaning certificate of the canopy which took place 11th and 13th May 2021. This is attached as Appendix A.
- 2.4 The applicant has undertaken a deep clean of the canopy and has undertaken a contract for cleaning/maintenance. Alongside, and as stated in the main agenda report, a condition is also recommended stipulating that regular maintenance checks are carried out and kept fully documented on site to be made available by the Environmental Team upon request.
- 2.5 No neighbour letters of representation have been received during the course of this application. It is noted that should odour reach unacceptable levels, under Environmental Health legislation, the Council's Environmental Protection Team can serve an Abatement Order, should this be considered appropriate.

3 Clarifications

- 3.1 Condition 1 as detailed in the main agenda report, relates to the removal of the inappropriate shopfront material currently in place.

4. Conclusion

- 4.1 The officer recommendation remains to grant planning permission as per the recommendation in the main agenda report.

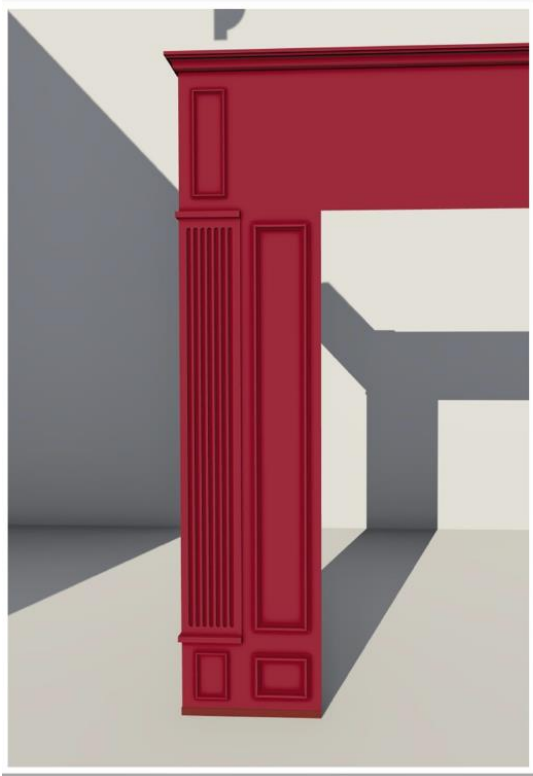
Case Officer: Ethne Humphreys

Additional drawings:

Proposed Elevations



Proposed 3D Visuals:



EXAMPLE COLUMN GROVE STYLE

