

UPDATE REPORT

BY THE EXECUTIVE DIRECTOR OF ECONOMIC GROWTH & NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 3 November 2021

App No.: 211347/FUL

Site Address: Unit B4, Worton Drive

Proposal: Change of use from B8 use to B8 and B2 use

Applicant: Canmoor Asset Management Ltd

Target Decision Date: 16 November 2021

RECOMMENDATION:

As per main report but with some conditions deleted or changed as follows:

Conditions 3, 4 and 5 - to be deleted

Condition 9: Noise levels of any plant that is installed on the site to not exceed a prescribed noise level limit measured in accordance with BS4142.

Informatives related to construction works deleted

All other parts of recommendation as per the main agenda.

1. Correction

- 1.1 Conditions 3 4 and 5 are not required as there are no external works taking place. Applies to informatives relevant to construction too.
- 1.2 Condition 9: The noise limit condition is amended to require that any new plant installed meets recognised standards for protecting neighbours and residents living close by.

2. Plans submitted

- 2.1 Revised plans have been submitted by the agent. **PL006 Rev B Possible vehicle arrangement plan. As received 02 November 2021** (replaces PL006 Rev A Possible Vehicle Arrangement Plan).

3. Transport issues

- 3.1 Transport officers had previously raised concerns that plans presented did not accurately reflect the proposed change of use business proposals and that HGVs would be larger than illustrated on the plans provided. Transport considered it was essential to confirm that any proposed change of use would be 'possible' at the site to avoid problems on site and on the highway should the planning permission be granted and implemented.
- 3.2 The agent has provided an amended plan (as referred to above) to address transport concerns, by illustrating that larger HGVs could also be accommodated with 12m bays. Condition 7 (in main report) requires that the layout shown on the approved plan is provided before the permission is implemented. Transport have confirmed that they are satisfied with this outcome.

Case Officer: Nathalie Weekes