

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