

UPDATE REPORT

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

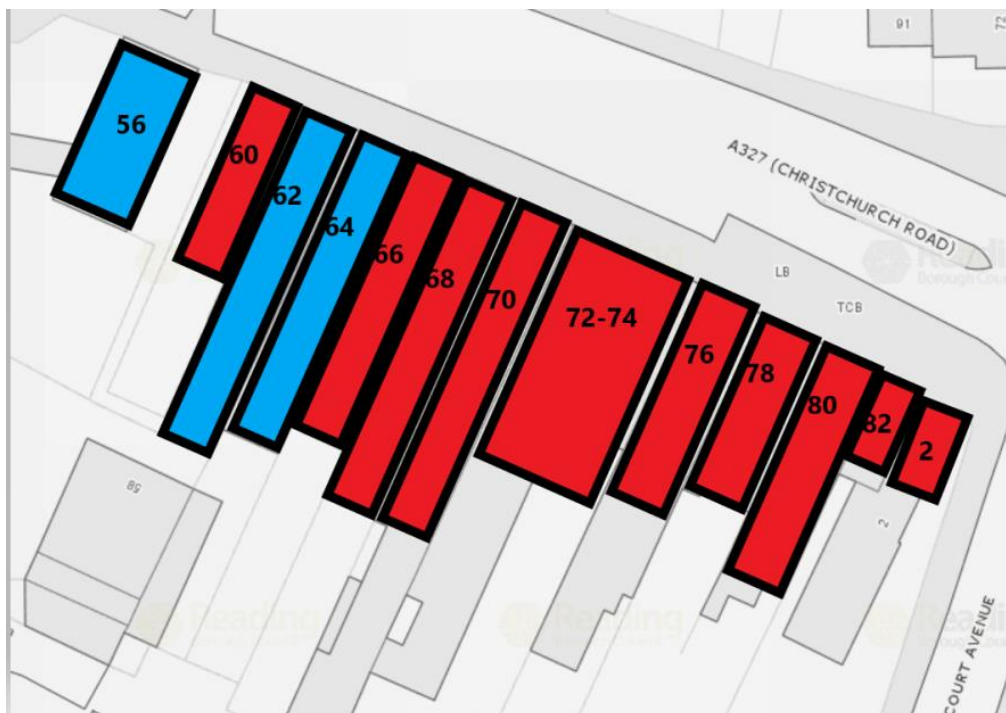
Ward: Church
App No.: 210854/FUL
Address: 56 Christchurch Road
Proposal: Change of use of ground floor from shop (Class E) to hot food takeaway (Class Sui Generis), and installation of extract duct to rear
Applicant: Coffee Corner

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