

BY THE DIRECTOR OF ECONOMIC GROWTH & NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 12th January 2022

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

Deadline: 04 August 2021

RECOMMENDATION

GRANT planning permission subject to conditions and informatives.

Conditions

1. Time limit - The development hereby permitted shall begin no later than *three* years from the date of this planning permission.

REASON: In pursuance of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004) in order to prevent an accumulation of unimplemented planning permissions.

2. Approved plans - The development hereby permitted shall ONLY be carried out in accordance with the following approved plans and documents:

Drawing No: A-1000 Rev. D - Site Location and Proposed Site Plan (received 09/06/21)

Drawing No: A-1200 Rev. A - Existing and Proposed Ground Floor Plans (received 25/05/21)

Drawing No: A-1210 Rev. B - Proposed Elevations (received 09/06/21)

Noise Assessment by Paragon Acoustic Consultants, ref: 20210902_4887_ENA_02.docx (received 02/09/21)

REASON: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

3. Materials - The extract duct shall be as specified on the plans and/or application forms unless otherwise agreed in writing with the Local Planning Authority.

REASON: In the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

4. Amplified music hours permitted - No amplified sound or music shall be played at the premises outside the following times: 11pm until 9am on Mondays to Saturdays and on Sundays.

REASON: To safeguard the amenity of nearby occupiers, premises and the area generally in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

5. Noise levels of plant/equipment restricted - The specific sound level of the plant/equipment hereby approved, (LAeq,TR) (with reference to BS:4142) as measured at a point 1 metre external to the nearest noise-sensitive facade shall be at least 10dB below the pre-existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation. The rating level, LAr,Tr (specific sound level plus any adjustment for the characteristic features of the sound) as measured at a point 1 metre external to the nearest noise-sensitive facade (habitable window of a dwelling) shall not exceed the pre-existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation.

REASON: To safeguard the amenities of the adjoining premises and the area generally, in accordance with Policy CC8 and EN17 of the Reading Borough Local Plan 2019.

6. Extract duct installation, management and maintenance - The extract duct shall be installed in accordance with the approved Noise Assessment (ref: 20210902_4887_ENA_02.docx, by Paragon Acoustic Consultants) before the use hereby permitted is made open to the public. Thereafter the extract duct shall be managed and maintained in accordance with the approved noise mitigation specifications, with an ongoing schedule of cleaning and maintenance works to be made available for inspection by Council Officers on request.

REASON: To safeguard the amenities of adjoining premises and the area generally, in accordance with Policy CC8 and EN17 of the Reading Borough Local Plan 2019.

7. Cooking odours (to be approved) - No development shall commence on site until an odour assessment has been carried out and a detailed odour management plan to include scaled plans, odour control specifications and a maintenance plan including a weekly schedule of cleaning has been submitted to and approved in writing by the Local Planning Authority. Reference shall be made to the DEFRA guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems (Jan 2005) when assessing potential odours and selecting appropriate odour control methods. Thereafter, the development shall not be carried out other than in accordance with the approved scheme unless otherwise agreed in writing by the Local Planning Authority.

REASON: These details are required due to insufficient information being contained within this submission and to safeguard the amenity of adjoining properties and to protect the general environment in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

8. Hours of opening - The premises shall not be used by members of the public outside the hours of 9am to 11pm on Mondays to Saturdays and 9am to 10pm on Sundays or Bank Holidays.

REASON: In order to protect local residents from unreasonable disturbance arising from the use in accordance with Policy CC7 and CC8 of the Reading Borough Local Plan 2019.

9. Hours of deliveries/waste collection - Hours for deliveries and/or waste collection are restricted to 9am to 6pm on Mondays to Saturdays and 10am to 5pm on Sundays or Bank Holidays.

REASON: In order to protect local residents from unreasonable disturbance arising from the use in accordance with Policy CC7 and CC8 of the Reading Borough Local Plan 2019.

10. Litter strategy (to be approved) - 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.

REASON: To safeguard the amenities of the adjoining premises and the area generally, in accordance with Policy CC7 and EN16 of the Reading Borough Local Plan 2019.

11. Vehicle parking (to be approved) - No development shall commence on site until a plan showing how two vehicle parking spaces can satisfactorily be provided on site

is submitted to and been approved in writing by the Local Planning Authority. The vehicle parking spaces shall be provided in full accordance with the approved details prior to first occupation and thereafter kept free of obstruction and retained in accordance with the approved details and shall remain available for the parking of vehicles at all times.

REASON: These details are required due to insufficient information being contained within this submission and in order to ensure that the development is provided with adequate parking facilities to meet the needs of future occupiers and to reduce the likelihood of roadside parking which could be a danger to other road users in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.

12. Bicycle parking (to be approved) - No development shall commence on site until a plan showing how four cycle parking spaces can satisfactorily be provided on site is submitted to and been approved in writing by the Local Planning Authority. The cycle parking spaces shall be provided in full accordance with the approved details prior to first occupation and thereafter kept free of obstruction and retained in accordance with the approved details and shall remain available for the parking of bicycles at all times.

REASON: These details are required due to insufficient information being contained within this submission and in order to encourage travel by sustainable alternatives to private vehicle in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.

13. Refuse and recycling, including pest/vermin control (to be approved) - Notwithstanding the approved drawings, the development hereby permitted shall not be occupied or the approved use commence, whichever is the sooner, until details of refuse and recycling storage sufficient for the intended development has been submitted to and approved in writing by the Local Planning Authority. The details shall include measures to prevent pests and vermin accessing the storage. The approved details, including pest and vermin control measures, shall be fully implemented before first occupation or the use first commences, whichever is the sooner, and the areas of land so provided shall not be used for any purposes other than the storage (prior to disposal) or the collection of refuse and recycling and shall be thereafter retained and maintained as such, unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of general amenity, to ensure convenience of arrangements for refuse and recycling storage and collection and to ensure that no obstruction is caused on the adjoining highway, in the interest of highway safety and in accordance with Policy CC7 of the Reading Local Plan 2019.

14. Deliveries and servicing plan (to be approved) - Prior to first occupation of the development hereby approved, a Delivery and Servicing Plan to manage how vehicles shall access the development without creating safety concerns and congestion based on the anticipated number of vehicle trips associated with delivery and servicing vehicles for the development shall be submitted to the Local Planning Authority for approval in writing. Thereafter deliveries and servicing will be carried out in accordance with the approved Delivery and Servicing Plan.

REASON: In the interest of the safety and convenience of all highway users in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.

Informatives

1. Terms
2. Building Control
3. Complaints about construction
4. Encroachment
5. Highways

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| <ul style="list-style-type: none">6. Advertisements7. Pre-commencement conditions agreed by agent8. Positive and proactive |
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1. INTRODUCTION

- 1.1 The application was deferred from your 1st December 2021 Planning Applications Committee for further clarification on vehicle parking, litter management and uses in the Key Frontage. The main report and update report are appended below. The Committee also requested that the full wording of conditions be provided, and this is set out in the Recommendation box above.

2. VEHICLE PARKING

- 2.1 The application site includes a yard to the rear, accessed via Whitley Park Lane. No formal marked out parking arrangement currently exists for the yard. To the front of the building within the highway is a restricted parking area, for the parking of vehicles for up to 30 minutes, Mondays-Saturdays, with no return within 30 minutes. This parking area is outside of the application site red line and therefore is not under the applicant's control.
- 2.2 In accordance with the Council's Revised Parking Standards and Design SPD, the proposed use would require the same number of parking spaces as the existing use. The SPD applies a zonal scheme to parking across the Borough. The application site falls within Zone 2 of this scheme. The SPD requires a hot food takeaway use in Zone 2 to provide one on-site parking space per 50sqm of floor space. The unit subject of this application has a floor area of approximately 100sqm. On this basis, two on-site vehicle parking spaces are required for the proposed use. These spaces would be located within the rear yard, as located on Drawing No: A-1000 Rev. D. A condition is applied requiring the submission for approval of a plan showing how two parking spaces can be satisfactorily provided.

3. LITTER MANAGEMENT

- 3.1 As set out in the main report, the proposed use has the potential to generate levels of litter above that of a retail use, which if not carefully managed could be harmful to the visual amenities of the area. The applicant is aware of this issue, and as per Drawing No: A-1000 Rev. D two bins for the use of customers would be located to the front of the unit. An area for the storage of commercial waste is to be located to the rear yard. A condition is recommended requiring the submission for approval of a Waste & Litter Management Plan prior to the commencement of the use to also include details of trade refuse and recycling storage, including pest and vermin control measures.

4. USES IN THE KEY FRONTAGE

- 4.1 The existing lawful uses of units within the Key Frontage are set out within the main report and update report, appended below. In considering the proposals, officers have made their assessment on the basis of the lawful uses within the Key Frontage. Were any uses within the Key Frontage to be unlawful, action could be considered against Reading Borough's Planning Enforcement Policy, where considered appropriate/expedient to do so.

5. CONCLUSION

- 5.1 As set out in the main report, officers find no conflict with the identified policies and the application is recommended for approval on this basis with recommended conditions to ensure that no significantly harmful impacts arise as a result of the proposed change of use.

Case Officer: Tom Hughes

Appendices: report and update report to 1st. December 2021 Planning Applications Committee

APPENDIX 1

BY THE DIRECTOR OF ECONOMIC GROWTH & NEIGHBOURHOOD SERVICES READING BOROUGH COUNCIL PLANNING APPLICATIONS COMMITTEE: 01/12/21	ITEM NO.
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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

Deadline: 04/08/21

RECOMMENDATION

GRANT planning permission subject to conditions and informatives.

Conditions

1. Time limit
2. Approved plans
3. Materials
4. Amplified music hours permitted
5. Noise levels of plant/equipment restricted
6. Ventilation and extraction (to be approved)
7. Hours of opening
8. Hours of deliveries/waste collection
9. Litter strategy (to be approved)
10. Vehicle parking (to be approved)
11. Bicycle parking (to be approved)
12. Refuse and recycling, including pest/vermin control (to be approved)
13. Deliveries and servicing plan (to be approved)

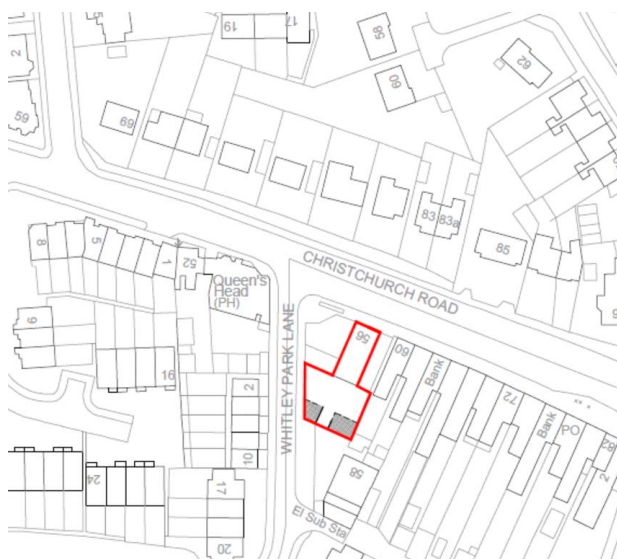
Informatives

9. Terms
10. Building Control
11. Complaints about construction
12. Encroachment
13. Highways
14. Advertisements
15. Pre-commencement conditions
16. Positive and proactive

1. INTRODUCTION

- 1.1 56 Christchurch Road comprises a two storey detached building, located at the junction with Whitley Park Lane. The ground floor of the building is vacant and has been so for 15+ years. While advertised as REDserve heating boiler showroom, this use has never been operational. The ground floor was previously in use as a tool hire shop, which translates to a Class E use under the current Use Classes Order. Residential accommodation is located at the first floor, accessed via an external staircase and terrace. A yard, accessed via Whitley Park Lane, is located to the rear of the building.
- 1.2 The site is located within Christchurch Road Local Centre, with the building constituting the western end of the Key Frontage. A tree subject to TPO 18/07 is

located to the west of the building. Redlands Conservation Area is located approximately 25m to the northeast of the site. The site is located within an Air Quality Management Area. The surrounding area comprises a mix of residential and commercial uses.



Site Location Plan



Aerial view of site



Building frontage



Rear yard, accessed via Whitley Park Lane

2. PROPOSAL

- 2.1 The proposal is for the change of use of the ground floor from a shop (Class E) to a hot food takeaway (Class Sui Generis), and the installation of an extract duct to the rear elevation of the building. The type of cuisine has not been specified, nor hours of opening to the public, as the end user was not known at the time of submission.

During the course of the application, the agent confirmed that no changes were proposed to the existing yard access off Whitley Park Lane.

3. PLANNING HISTORY

901085/FUL - House mobile home for temporary accommodation and security - Refused 25/01/91

950118/CLP - Supply and fitting car tyres - Permitted 04/05/95

991689/FUL - Conversion of roof space into self-contained flat - Permitted 10/01/00

061153/FUL - Change of use of ground floor from hire shop (Class A1) to letting agency (Class A2) - Permitted 18/08/06

121048/FUL - Two storey side and rear extensions and provision of front dormers, to facilitate 3x2 bed and 1x1 bed flats - Withdrawn 16/04/12

121501/FUL - Change of use of ground floor from Class A1 to Class A2 - Withdrawn 29/11/12

130292/FUL - Two storey side and first floor rear extension, to facilitate 2x2 bed and 1x1 bed flats - Refused 05/04/13

181598/PRE - Demolition of existing building, erection of building comprising retail unit and 6 flats - Observations sent 08/01/19

201796/FUL - Change of use of ground floor from shop to hot food takeaway (Class Sui Generis), with alterations to access at rear - Refused 18/03/21

4. CONSULTATIONS

Statutory

4.1 None undertaken.

Non-statutory

Reading Borough Transport Development Control

4.2 Sought confirmation on proposed parking arrangements within rear yard. Advised that the proposed use would generate a comparable number of deliveries to a retail use. A Delivery and Servicing Plan would be necessary prior to occupation, to manage how vehicles access the development without creating safety concerns and congestion in the local area. No objections raised, subject to conditions.

Reading Borough Environmental Protection

4.3 Raised concerns with regard to the noise impact of the extract duct when operational and cooking odours, on proximate sensitive receptors. Concerns also raised regarding bin storage and rats. Conditions suggested to address these matters prior to the commencement of the use.

Reading Borough Natural Environment

- 4.4 Noted the large, mature Horse Chestnut, subject to TPO 18/07, adjacent to the site, confirming that it would not be affected by the proposals. Advised that given the small scale of the proposals, no soft landscaping would be required. Raised no objections to the proposal.

Public

- 4.5 A site notice was displayed. Consultation letters were sent to neighbouring properties and those who had made representations to previous planning applications at 56 Christchurch Road. Twelve representations were received, raising matters summarised as follows:
- Too many fast food takeaways already in the area
 - The parade lacks diversity of uses, particularly retail
 - Proposal would exacerbate existing litter issues
 - Noise and disturbance caused by customers
 - Noise and disturbance caused by the use, including the cumulative impact of extraction equipment
 - Harmful cooking odours would be produced
 - Disturbance to residential amenities of neighbouring properties from delivery and servicing vehicles
 - A lack of parking associated with the site, for staff, customers and delivery/servicing vehicles
 - The proposed use would result in more traffic accidents involving delivery drivers
 - The site is visually unattractive and the proposals do not seek to improve this

5. RELEVANT PLANNING POLICY AND GUIDANCE

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy Framework (NPPF) which also states at Paragraph 11 “Plans and decisions should apply a presumption in favour of sustainable development”.
- 5.2 The following national and local planning policy and guidance is relevant to this application:

National Planning Policy Framework (2021)

Reading Borough Local Plan (2019)

Policy CC1 - Presumption in Favour of Sustainable Development
Policy CC7 - Design and the Public Realm
Policy CC8 - Safeguarding Amenity
Policy EN1 - Protection and Enhancement of the Historic Environment
Policy EN14 - Trees, Hedges and Woodland
Policy EN15 - Air Quality
Policy EN17 - Noise Generating Equipment
Policy TR3 - Access, Traffic and Highway-Related Matters
Policy TR5 - Car and Cycle Parking and Electric Vehicle Charging
Policy RL1 - Network and Hierarchy of Centres
Policy RL3 - Vitality and Viability of Smaller Centres
Policy OU5 - Shop Fronts and Cash Machines

Revised Parking Standards and Design SPD (2011)

6. APPRAISAL

Principle of development

- 6.1 The proposal seeks to bring a long-term vacant unit in Christchurch Road Local Centre back into active use. Policy RL1 requires that the vitality and viability of centres be maintained and enhanced. Bringing a vacant unit back into active use is an optimal way of aiding the vitality of a centre. 56 Christchurch Road has a particularly shabby appearance and makes little contribution to the attractiveness of the Local Centre. It is acknowledged that from time to time empty units within centres are inevitable, particularly in the current economic climate. A period of vacancy might be an indicator of a lack of demand for a particular type of service or use, but in this case the unit has been vacant for a significant period in excess of 15 years. It is considered that the lawful occupation and use of the unit is of greater benefit to the viability and vitality of the Local Centre than a vacant one. Subject to other policy considerations outlined below, the principle of the development is acceptable.

Use as a hot food takeaway

- 6.2 The application site constitutes the western end of the Key Frontage (purple line) of Christchurch Road Local Centre (outlined in black).



Christchurch Road Local Centre and Key Frontage

- 6.3 Policy RL3 seeks to resist the loss of retail uses, and restrict the provision of hot takeaway uses, within Key Frontages. The Policy refers to Part A use classes, as they were at the time of the Local Plan adoption in November 2019. The Town and Country Planning (Use Classes) (Amendment) (England) Regulations came into force on 1st September 2020. Amongst other changes, the former Part A use classes (including A1

retail and A5 takeaways) were revoked and a new Class E (Commercial, Business and Service) was introduced. Class E covers the former use classes of A1 (retail), A2 (financial and professional services), A3 (restaurants and cafes) and parts of D1 (non-residential institutions) and D2 (assembly and leisure). Hot food takeaways now fall within a Sui Generis use class. Accordingly, the proposals are for a change of use from Class E to Sui Generis.

- 6.4 The use classes amendments have implications for the application of Policy RL3. The Policy states that within Key Frontages development involving a new loss of A1 retail or A2 financial and professional to other 'centre uses' will only be permitted where:
- There would be no more than three consecutive units which are not in A1 or A2 retail use; and
 - The proportion of the total length of the Key Frontage within the centre that is in A1 or A2 use would exceed the relevant proportion (Christchurch Road Local Centre = 60%)
- 6.5 As a result of the use classes amendments, this part of Policy RL3 is now redundant and carries nil weight. The unit subject of this application could change use to a wide variety of non-retail uses without requiring planning permission.
- 6.6 Other parts of Policy RL3 do still apply, including the requirement for 'centre uses' at the ground floor, restricting the number of consecutive takeaways and the total proportion of the Key Frontage in takeaway use. A takeaway constitutes a 'centre use', which satisfies the first part of the Policy. 60 Christchurch Road is in use as a restaurant (a Class E use), and therefore there would not be more than two consecutive takeaway uses, which satisfies the second part of the Policy. As a result of the proposals, three out of thirteen units in the Key Frontage would be in takeaway use. This equates to 23% of the Key Frontage, less than the 30% limit, which satisfies the third part of the Policy. On this basis, the proposed change of use is in accordance with the active parts of Policy RL3.

Design and impact on the character of the surrounding area

- 6.7 The proposal includes the installation of an extract duct to the rear elevation of the building. The proposed duct is visually unobtrusive, with only limited visibility from public areas. The installation of the duct is necessary for the functioning of the proposed use, and would not significantly detract from the buildings appearance or the character of the surrounding area. As noted above, due to the long-term vacancy of the unit, the site has a somewhat shabby appearance. While no other external alterations are proposed as part of this application, the active use and occupation of the unit will make a more positive contribution to the appearance of the Local Centre than the vacant unit currently does. Officers find no conflict with Policy CC7 on this basis. The applicant is reminded that alterations to the existing shop front, or the installation of signage, may require further planning permission and advertisement consent respectively.
- 6.8 The proposed use has the potential to generate levels of litter above that of a retail use, which if not properly managed could be harmful to the visual amenities of the area. Two bins for the use of customers have been proposed to the front of the building which is deemed to be acceptable. A condition is applied requiring details of ongoing litter management to be agreed prior to the commencement of the use.

Impact on neighbouring residential amenity

- 6.9 The proposed use has the potential to negatively impact upon the residential amenities neighbouring properties. Indeed, many of the representations received to

the application raised issues relating to noise and disturbance, smells and the effects of traffic movements. Each of these matters must be sufficiently mitigated to ensure that no significant harm is caused. The closest residential properties are those to upper floors on the Christchurch Road Key Frontage, and along Whitley Park Lane.

- 6.10 The proposed extract duct will be noise generating when operational. In order to determine the noise impact of the duct, the agent supplied a Noise Assessment by Paragon Acoustic Consultants, dated 02/09/21. Policy EN17 states that plant noise level should be at least 10dBa below the existing background level as measured at the nearest noise sensitive receptor. The Noise Assessment was undertaken in accordance with the up to date relevant British Standard, and concludes that the required noise environment would be met. Subject to a condition restricting the noise to Policy EN17 levels, the proposed installation of an extract duct would not cause significant harm to neighbouring residential amenities.
- 6.11 The proposed use as a takeaway would generate cooking odours, with the potential to cause harm to neighbouring residential amenities. The details contained within the submission confirm that proposed end user, and therefore cuisine, is not yet known. It is reasonable to apply a condition requiring details of ventilation and extraction to be submitted for approval once the end user is known, prior to the commencement of the use. These details will include an odour management plan, odour control specifications and a maintenance plan, in accordance with up to date DEFRA guidance.
- 6.12 The site forms part of an established Local Centre, containing a number of noise generating uses both during the daytime and into the evening. A level of noise is to be expected from these 'centre uses'. In assessing the suitability of the proposals, it is a question of whether the proposed use would cause a significant degree of harm to proximate residential properties. To limit noise and disturbance arising from the proposed use on neighbouring residential amenities, conditions are applied restricting hours of opening and the playing of amplified music (no later than 11pm), and restricting hours for deliveries/waste collection (between 8am-6pm). Subject to these conditions, harm to neighbouring residential amenities would be sufficiently mitigated, with the proposals in accordance with Policy CC8.

Transport

- 6.13 The site includes a small yard to the rear, accessed via Whitley Park Lane. The yard is currently used for parking in an informal manner. As per the Parking Standards and Design SPD, both the existing and proposed uses would generate a requirement for the same level of vehicle and bicycle parking. The development proposals afford the opportunity for a formalisation of parking arrangements within the rear yard. Conditions are applied requiring details of vehicle and bicycle parking to be agreed prior to the commencement of the use. A further condition is applied requiring details of refuse and recycling, including measures to prevent pests and vermin accessing the storage, to be agreed prior to the commencement of the use.
- 6.14 As per the consultation response from Transport Development Control, the proposed use would generate a comparable number of deliveries as a retail use. In addition to a condition requiring the formalisation of parking, a further condition is applied requiring details of a Delivery and Servicing Plan to be agreed prior to the commencement of the use. The Plan would include details of how vehicles shall access the site without creating safety concerns and congestion to users of the transport network, and to limit the impact of such vehicles on the residential amenities of surrounding residential properties.

Equalities Impact

- 6.15 In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. There is no indication or evidence (including from consultation on the application) that the protected groups as identified in the Act have or will have different needs, experiences, issues and priorities in relation to the particular planning application. Therefore, in terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

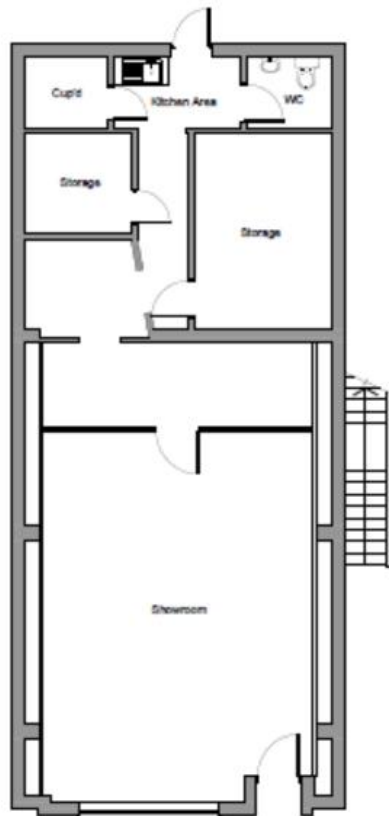
7. CONCLUSION

- 7.1 The principle of the change of use of the retail unit to a hot food takeaway has been assessed and found to be acceptable. Subject to conditions, no significant harm would be caused. The proposals are recommended for approval on this basis.

Case Officer: Tom Hughes



Site Location and Proposed Site Plan



GROUND FLOOR EXISTING

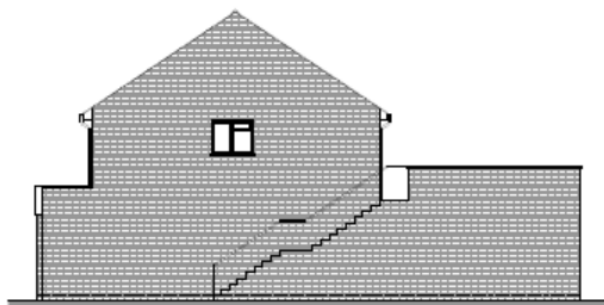


GROUND FLOOR PROPOSED

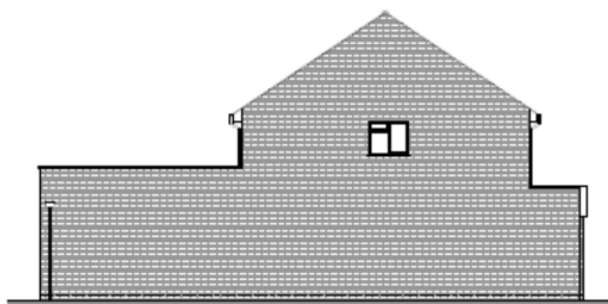
Existing and Proposed Ground Floor Plans



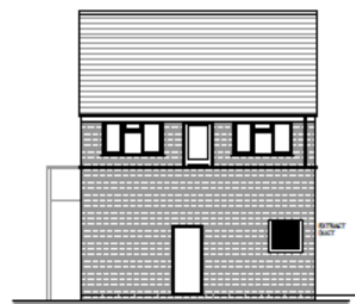
FRONT ELEVATION (N) EXISTING & PROPOSED
(N0.000000)



SIDE ELEVATION (SE) EXISTING & PROPOSED
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SIDE ELEVATION (S) EXISTING & PROPOSED
(N0.000000)



REAR ELEVATION PROPOSED

APPENDIX 2

UPDATE REPORT

BY THE DIRECTOR OF ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES READING BOROUGH COUNCIL PLANNING APPLICATIONS COMMITTEE: 1 st December 2021	ITEM NO.
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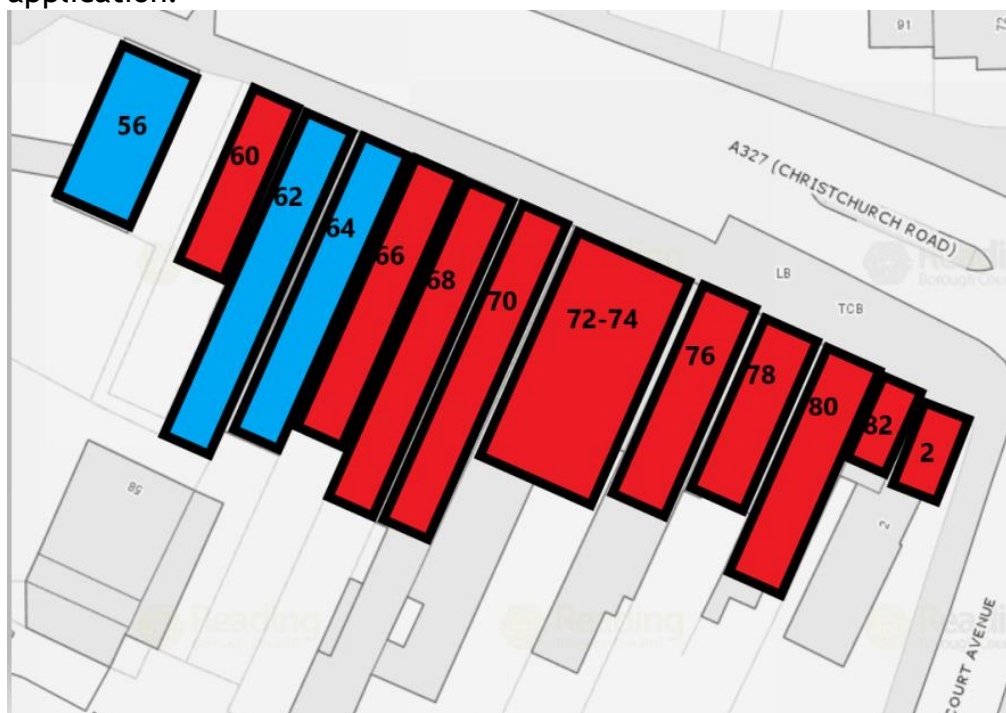
Ward:	Church
App No.:	210854/FUL
Address:	56 Christchurch Road
Proposal:	Change of use of ground floor from shop (Class E) to hot food takeaway (Class Sui Generis), and installation of extract duct to rear
Applicant:	Coffee Corner

RECOMMENDATION:

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