

UPDATE REPORT

BY THE EXECUTIVE DIRECTOR FOR ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 30 March 2022

ITEM NO. 11 page 91

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

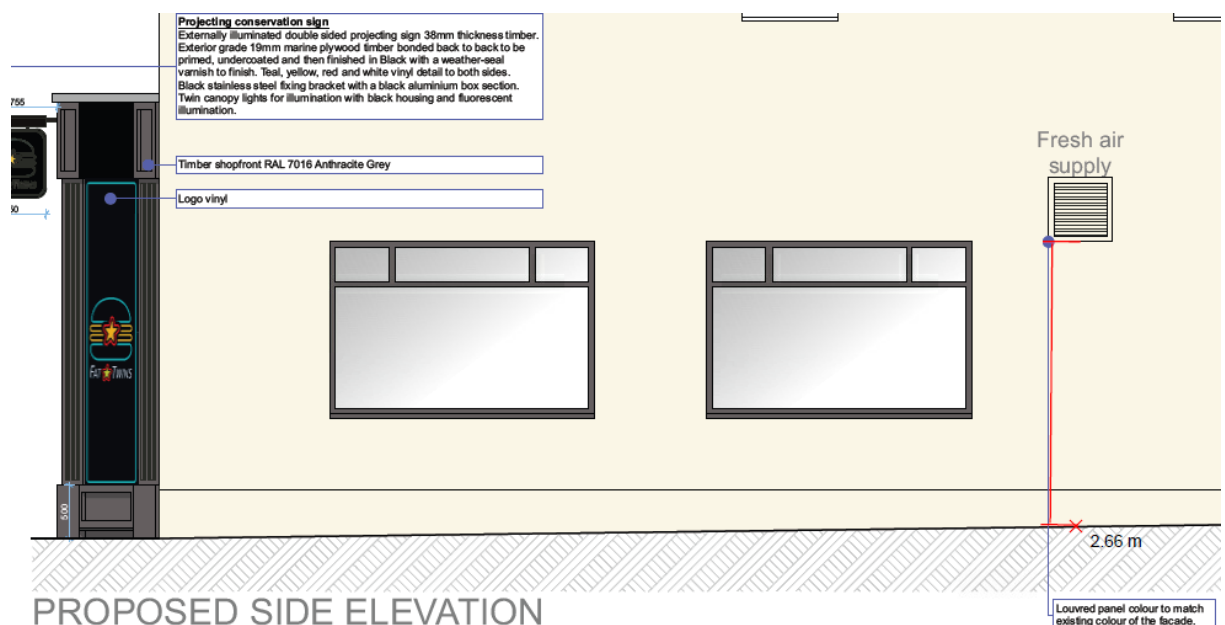
Deadline: 12/03/2021 Extended to 10th December 2021

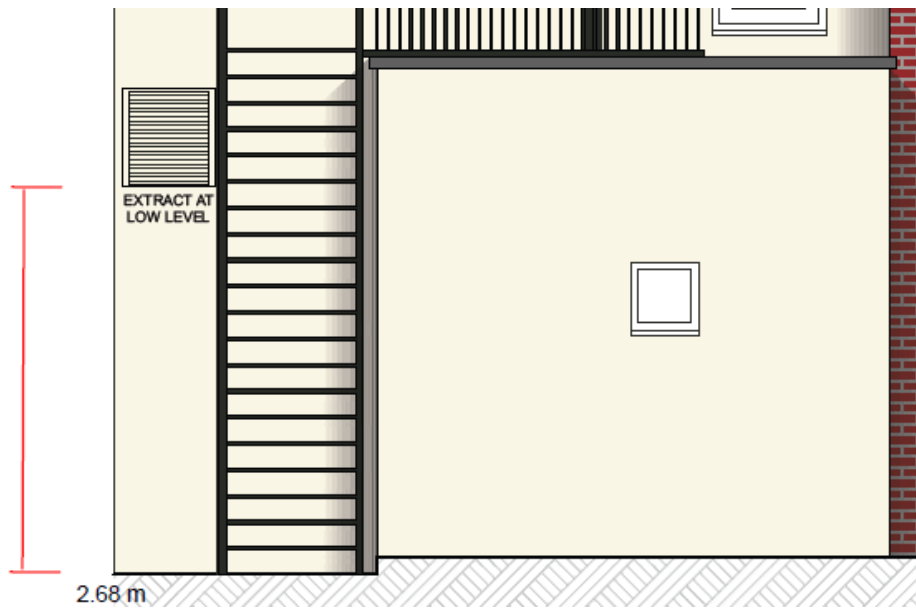
RECOMMENDATION:

Grant planning permission and advertisement consent as set out on main report.

1. Additional Information

- 1.1 Detail of the Noise Mitigation and Odour Extraction Installations by Springfield which would use carbon filtration and an electrostatic precipitator system specifically designed to eliminate odours from the proposed use is appended to this update. An addition to the design, an enclosure to the fan was submitted and accepted by the Council's Environmental Protection Officer as providing acceptable measures to control nuisance from noise - see main report for more detail.
- 1.2 The inlet, as proposed to be positioned on the side (Zinzan Street) elevation, measures 0.5m by 0.5 m and located at least 2.6 m up from the ground level, so above head height from most people. The outlet on the rear elevation measures 0.6m by 0.6 m and also located at least 2.6m above ground level.





1.3 Detail of the Litter Management Plan (recommended to be a condition)

Fat Twins is a responsible business and are committed to minimising their impact on the environment, promoting good waste management practice. This policy sets out their approach to managing their environmental impact from waste. Fat Twins aim for continual improvement in mitigating direct environmental impact, reducing use of natural resources and preventing pollution. Fat Twins will:

- Ensure compliance with all environmental legislation applicable to their business and operations.
- Ensure that any waste created through the business will be disposed of in a safe and environmentally friendly manner.
- Staff will be instructed to regularly check around the premises to ensure that any litter left outside of the immediate vicinity of the business will be collected and disposed of.
- Ensure that waste bins are provided for customers close to the exit doors and made visible with clear signage so that customers are encouraged to dispose of their waste in store rather than take with them.
- Ensure that recyclable waste generated from the shop operation is separated from non-recyclable waste.
- Enter into an agreement with a private contractor such as Veolia for the separate weekly collection of both regular waste and recyclable waste

2. **Petition received**

- 2.1 The main report failed to mention a petition presented to Councillor Page on 28th April 2021 for consideration by Committee, which was due to consider the application that evening. The petition was signed by 35 local residents and is attached as appendix 2.

Case Officer: Julie Williams