

UPDATE REPORT

BY THE DIRECTOR OF ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES

READING BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE: 30th March 2022

ITEM NO. 12

Page no: 125

Ward: Abbey

App No: 200142

Address: 109b Oxford Road, Reading, RG1 7UD

Proposals: Change of use from sui generis (betting shop) to A3 restaurant with ancillary A5 takeaway and replacement shopfront (Part retrospective)

Applicant: Express Team Ltd

Deadline: 9th April 2021

RECOMMENDATION:

REFUSE planning permission

1. Additional information received - clarification

- 1.1 Since the public of the main agenda report, the applicant has pointed out that additional information submitted in the period between the first Committee and this Committee has not been referenced in the main report. The information consists of a standard manufacturer's manual for a Purified Air O.N.100 Odour Neutraliser (Appendix 1, attached). The manual describes the unit as being designed to be installed downstream of the extraction hood and upstream of the extraction fan. It works by injecting an odour neutralising chemical into the airstream extracted from the kitchen. The applicant suggests that this, added to the system design "Design and Specification for Odour Abatement Risk" by Springfield Catering Direct, dated 5 May 2020, (received 29th January 2020), would suitably mitigate odours.
- 1.2 This additional information was reviewed by the Council's Environmental Protection team. Although it may transpire that this may be a positive addition to the designed system, a number of matters remain unresolved and the uncertainty described in the main report remains:
 - This retrospective application seeks to retain the existing system (albeit with modifications).
 - There is a good deal of uncertainty as to the system that has been installed following the admission by the applicant (email of 23 June 2021) that it has not been installed as specified.
 - The Purified Air details (page 7) warn that the airstream must first be cleaned of the majority of particulate contaminants made up of hydrocarbons and grease vapour, leaving only the odour to be treated by the O.N.100. This is a key issue, the email of 23 June 2021 referred to in the main report throws doubt as to the carbon filtration installed.

- The submitted Purified Air details is a standard manufacturer publication, there is no detail as to how this would be fitted to the existing system, or that the specifications meet the site-specific requirements.
- It is apparent that the proposals remain incomplete. A complete design proposal is needed, including a detailed survey of the existing system, an assessment of its deficiencies, and a step-by-step schedule of changes required to be made to the installed system acceptable - if indeed this is possible (it may require more extensive replacement beyond the scope of the current application).

3. Conclusion

- 3.1 The officer recommendation remains to refuse planning permission for the reasons as outlined in the main report.

Case Officer: Ethne Humphreys