

UPDATE REPORT

BY THE EXECUTIVE DIRECTOR FOR ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 7 September 2022

ITEM NO. 10

Ward: Kentwood

App No.: 220637/FUL

Address: Scours Lane, Tilehurst, Reading

Proposal: Proposed development of a Drive-Through restaurant (Use Class E (a,b) and Sui Generis Hot Food Takeaway, Car Parking, enhanced landscaping and Access Arrangements

Applicant: Cube Real Estate Ltd

Deadline: Extension of time agreed until 9 September 2022

RECOMMENDATION:

REFUSE as per main agenda report.

1. Retail policy location considerations

- 1.1 The Planning Policy Manager has reviewed the report and wishes to provide some clarifications regarding the sections of the main Agenda report which discuss the suitability, in policy terms, of the location of this retail-type use.
- 1.2 Paragraph 7.2 describes the site as an 'edge of town centre' location, but this is not accurate, as the edge of Reading town centre is as set out on the Local Plan Proposals Map and relevant policies, approximately the edge of the IDR.
- 1.3 Paragraph 7.5 makes the point that the sequential approach in the NPPF is related to town centres and not smaller neighbourhood centres, but this is not the Council's usual interpretation, which is that any designated centre is a 'town' centre for the purposes of applying the sequential test.
- 1.4 However, officers advise that none of the above is considered to be critical to the applicant's method of applying the sequential approach, and therefore the conclusion in the report that compliance with the sequential approach has been demonstrated remains valid

2. Clarification

- 2.1 For clarification and completeness, the red line of the application site is very close to, but does not include the concrete cattle trough on Scours Lane. There are a number of troughs in West Reading which date from around 1900 and these are in heritage policy terms considered to be 'Non-Designated Heritage Assets'.

3. Conclusion

3.1 The recommendation remains as set out in the main agenda report.

Case Officers: Richard Eatough/Ethne Humphreys