

06 September 2023



Reading
Borough Council
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Title	PLANNING APPLICATION UPDATE REPORT
Ward	Whitley
Planning Application Reference:	221936/FUL
Site Address:	Bennet Court, Bennet Road, Reading, RG2 0QX
Proposed Development	Demolition of existing buildings and erection of one industrial building for flexible industrial processes (Use Class E (g)(iii)), general industrial (Class B2) or storage or distribution (Class B8) uses with ancillary offices, and all other ancillary and enabling works including altered access, on-site parking, landscaping, drainage, engineering and boundary treatment works.
Applicant	DV5 Coltham (Reading) Ltd
Report author	Jonathan Markwell, Principal Planning Officer
Deadline:	Originally 10/05/2023, but an extension of time has been agreed with the applicant until 27/09/2023
Recommendation	As per main report
S106 Terms	As per main report
Conditions	As per main report, barring changes to condition 9 (omissions shown by a strikethrough , additions in bold): 9. Pre-occupation Within six months of first occupation submission and approval of a final BREEAM Certificate demonstrating a minimum BREEAM rating demonstrated in the previous condition.
Informatives	As per main report

1. Altered trigger point for submission of recommended condition 9

- 1.1. Upon review of the committee report the applicant has sought for the trigger point for submitting details in relation to the second sustainability condition to be altered. Rather than details being required to be submitted and approved prior to first occupation, as is the standard approach detailed within the Sustainability SPD, the applicant has sought for details to instead be submitted within six months of first occupation. The applicant's rationale is owing to time delays in receiving the accreditation certificate, which may in turn have an adverse impact on future occupation. The applicant has outlined that such an approach has been accepted elsewhere. Officers acknowledge the justification provided by the applicant, with experiences of this arising elsewhere in the Borough (with this typically accommodated through s96a non-material amendment applications). Although this would deviate from the approach detailed within the SPD, it would not dilute the nature or amount of information required to be submitted in due course, meaning that officers are on this occasion, owing to the justification put forward by the applicant, content to accommodate the requested change.