

## Groves, Mark

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**From:** Richards, Sian  
**Sent:** 25 August 2023 12:54  
**To:** Smalley, Robert; Narancic, Peter; Masson, Clyde  
**Subject:** REP - Consultation - grant premises licence Tesco - Huntley Wharf, Kenavon Drive Reading  
**Attachments:** 170509 - Kenavon Drive - decision notice.pdf

Sorry all,

I know now is not the time. But just want to make you aware of planning email below re Tesco grant app. I think it's a rep. Consult ends 30/08/2023.

Should you need anything further please do not hesitate to contact me.

Kind regards

Sian Richards  
Business Support Officer  
Licensing | Directorate for Economic Growth and Neighbourhood Services

Reading Borough Council  
Civic Offices | Bridge Street | Reading | RG1 2LU

### Hybrid working

In accordance with the Council's recent revisions to working arrangements, many of our staff continue to work mainly from home. Letters sent to the office may not reach us straight away, and it will take us longer to reply by post. We ask that whenever possible you communicate with us by email please and telephone on very rare occasions. For operational reasons e-mails may be sent outside office hours, however there is no expectation that they are responded to at those times.

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**From:** Markwell, Jonathan <Jonathan.Markwell@reading.gov.uk>  
**Sent:** 14 August 2023 18:16  
**To:** Richards, Sian <Sian.Richards@reading.gov.uk>  
**Cc:** Eatough, Richard <Richard.Eatough@reading.gov.uk>  
**Subject:** RE: Consultation - grant premises licence Tesco - Huntley Wharf, Kenavon Drive Reading

Hi Sian,

From a planning perspective, please note that as part of the original permission the permitted hours of use of this unit would be:

0600-2300 Monday to Saturday & 0800-2200 Sundays and Bank/Statutory Holidays;

This is as per condition 61 of permission 170509, with the proposed use being what was at the time a Class A1 use (subsequently this is a Class E(a) use following the 2020 changes to the Use Classes Order).

The condition in full is extracted below and the decision notice as a whole is attached for your convenience:

**principles of Policy RC9 of the Reading Centra**

**61. The non-residential uses hereby approved shall not be used by members of the public outside the following hours:**

**Classes A1, D1 & D2: 0600-2300 Monday to Saturday & 0800-2200 Sundays and Bank/Statutory Holidays;  
Class A2: 0800-2200 daily;  
Classes A3, A4 & A5: 0600-2300 Monday to Thursday, 0600-0000 Friday and Saturday 0800-2200 Sundays and Bank/Statutory Holidays;  
Class B1a&b: 0800-2000 daily.**

**Reason: in order to protect existing and future local residents from unreasonable disturbance arising from the uses, in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy RC9 of the Reading Central Action Plan (2009) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).**

As such, there is a conflict between the hours permitted through the planning permission and sections I, J and L of the Licensing application. More specifically, with direct reference to element 'L' (hours) the proposals are seeking to open one hour later Monday to Saturday (0000, rather than 2300) and two hours earlier (0600, rather than 0800) and later (0000, rather than 2200) on Sundays than is permitted via planning condition 61.

I would seek for the proposed hours at sections I, J and K to be amended to align with the planning condition hours, to protect existing and future local residents from unreasonable disturbance arising from the proposed hours of use and prevent a conflict between the planning and licensing arrangements.

Please feel free to contact me should you wish to discuss this further.

Yours sincerely,

Jonathan Markwell  
Principal Planning Officer  
Planning Section | Directorate for Economic Growth and Neighbourhood Services

Reading Borough Council  
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Bridge Street,  
Reading,  
RG1 2LU

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**In addition, please note that the advice contained within this email (and attachments – if applicable) is that of an officer of the Borough Council and is provided without prejudice to the decision of the Borough Council.**

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**From:** Planning Administration <[Planning.Administration@reading.gov.uk](mailto:Planning.Administration@reading.gov.uk)>

**Sent:** 03 August 2023 12:12

**To:** Eatough, Richard <[Richard.Eatough@reading.gov.uk](mailto:Richard.Eatough@reading.gov.uk)>

**Subject:** FW: Consultation - grant premises licence Tesco - Huntley Wharf, Kenavon Drive Reading

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**From:** Richards, Sian <[Sian.Richards@reading.gov.uk](mailto:Sian.Richards@reading.gov.uk)>

**Sent:** 03 August 2023 12:11

**To:** Brunsden, Tessa <[Tessa.Brunsdn@reading.gov.uk](mailto:Tessa.Brunsdn@reading.gov.uk)>; LADO Team <[LADO@brighterfuturesforchildren.org](mailto:LADO@brighterfuturesforchildren.org)>;

Consumer Protection <[Consumer.Protection@reading.gov.uk](mailto:Consumer.Protection@reading.gov.uk)>; declan.smyth

<[declan.smyth@thamesvalley.pnn.police.uk](mailto:declan.smyth@thamesvalley.pnn.police.uk)>; Environmental Protection

<[Environment.ProtectionTeam@reading.gov.uk](mailto:Environment.ProtectionTeam@reading.gov.uk)>; Fire Safety <[westhubfiresafety@rbfrs.co.uk](mailto:westhubfiresafety@rbfrs.co.uk)>; Immigration

([alcohol@homeoffice.gov.uk](mailto:alcohol@homeoffice.gov.uk)) <[alcohol@homeoffice.gov.uk](mailto:alcohol@homeoffice.gov.uk)>; Moon, Rebecca <[Rebecca.Moon@reading.gov.uk](mailto:Rebecca.Moon@reading.gov.uk)>;

Planning Administration <[Planning.Administration@reading.gov.uk](mailto:Planning.Administration@reading.gov.uk)>; Savill, Ian <[ian.savill@reading.gov.uk](mailto:ian.savill@reading.gov.uk)>; TVP

([Licensing@thamesvalley.police.uk](mailto:Licensing@thamesvalley.police.uk)) <[Licensing@thamesvalley.police.uk](mailto:Licensing@thamesvalley.police.uk)>; Wellbeing Service

<[Wellbeing.Service@reading.gov.uk](mailto:Wellbeing.Service@reading.gov.uk)>

**Subject:** Consultation - grant premises licence Tesco - Huntley Wharf, Kenavon Drive Reading

Good afternoon,

Please find attached an application for the grant of a premises licence.

Consultation ends 30/08/2023.

Should you need anything further please do not hesitate to contact me.

Kind regards

Sian Richards

Business Support Officer

Licensing | Directorate for Economic Growth and Neighbourhood Services

Reading Borough Council

Civic Offices | Bridge Street | Reading | RG1 2LU

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