

06 December 2023



**Reading**  
Borough Council  
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<b>Title</b>	<b>PLANNING APPLICATION UPDATE REPORT</b>
<b>Ward</b>	Abbey
<b>Planning Application Reference:</b>	231464
<b>Site Address:</b>	Units 49, 50, 52 Broad Street Mall, Reading
<b>Proposed Development</b>	Amalgamation of units 49- 50 and 52, change of use from Use Class E (Commercial, Business and Service) to sui generis use (family entertainment centre) and external alterations on Queens walk frontage
<b>Applicant</b>	FunBox Entertainment UK Ltd
<b>Report author</b>	Nathalie Weekes. Senior Planning Officer
<b>Recommendation</b>	As per main agenda report
<b>S106 Terms</b>	N/A
<b>Conditions</b>	As per main report with amendments to conditions below - - -
<b>Informatives</b>	As per main report and additional informatives below

**RECOMMENDATION:**

**As per the main agenda report but with the following amendments to the recommended conditions and Informatives:**

- 4.. No **external** mechanical plant shall be installed until a noise assessment of the proposed mechanical plant has been submitted to and approved by the Council.
6. Transport - Delivery and Servicing Plan for basement level access only ~~to be submitted and approved prior to occupation.~~ as specified.
7. ~~Prior to commencement a~~ Construction Method Statement ~~to be agreed~~ as specified.
8. ~~Details of street furniture to be submitted and approved prior to occupation~~

10. Hours of Operation (Sunday to Tuesday: 10:00- 22:30, ~~Last food order: 22:00~~ Wednesday 10:00-23:30, ~~Last food order: 23:00~~ Thursday to Saturday: 10:00-00:30 ~~Last food order: 00:00~~)

## **1. Recommended Conditions**

- 1.1 Proposed Condition 4 (mechanical plant) is amended to apply specifically to any external changes proposed and to require relevant details prior to installation. This is to clarify the wording of the conditions, and would still require additional details to be provided for approval prior to installation.
- 1.2 Proposed Conditions 6 and 7 (Delivery and servicing and Construction management Statement) are amended following additional information submitted to the Council, not available at the time of writing the Planning Committee report, which have now been approved by the RBC Transport and Environmental Protection teams and are now amended to restrictive-type conditions, for the development to be undertaken in accordance with the approved details.
- 1.3 Proposed Condition 8 (Street furniture) has been removed as a street (pavement) licence application has been submitted to the Council which is currently under consideration. Thus it is considered an unnecessary duplication and instead can be retained as a planning informative.
- 1.4 Proposed condition 10. (Hours of Opening) has been revised to state the hours of opening and to avoid any confusion.
- 1.5 All pre-commencement conditions have been agreed with the Applicant.

## **2. Additional information update**

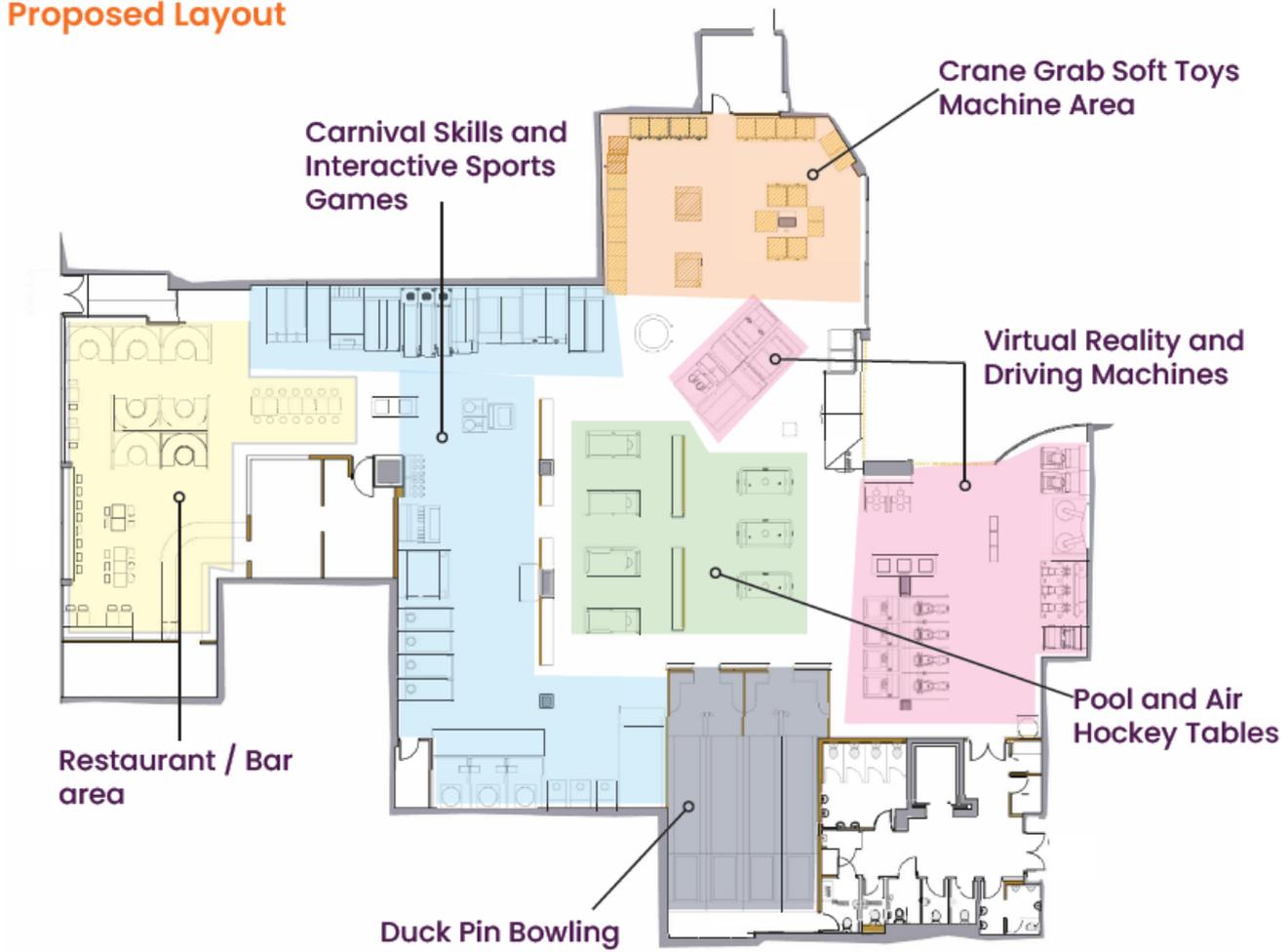
- 2.1 A pavement licence has been granted for external seating.
- 2.2 Application 231742/ADV has been submitted for advertisement consent relating to the proposed use, although at the time of writing this application is invalid.

## **3. Email sent to members of the Planning Applications Committee**

- 3.1 The applicant has emailed an information pack to councillors. The information pack document contains a summary of information submitted as part of the planning application including: an indicative image of the proposed new entrance on Queens Walk, a summary of the proposed use as a family entertainment centre, activities to be provided, actions to be taken to comply with the premises licence and how the frontage along Queens Walk will become more active. A proposed internal layout plan has been provided and is attached to this update report as Appendix 1. Details of the Operation Management Plan and security measures to manage the business operation, steps to avoid any negative noise impact for neighbour amenity, the provision of CCTV, servicing and delivery and the benefits of the change of use to the leisure offering within Reading are also outlined.
- 3.2

**Appendix 1**

**Proposed Layout**



**Case Officer:** Nathalie Weekes