

06 December 2023



Reading
Borough Council
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Title	PLANNING APPLICATION UPDATE REPORT
Ward	Whitley
Planning Application Reference:	230953/FUL
Site Address:	Brunel Retail Park, Rose Kiln Lane, Reading
Proposed Development	Amalgamation and change of use of Units 7, 8, 9, 10 and 11 from Class E to Class B8; installation of mezzanine floorspace; associated external works including reconfiguration of car park and cycle parking and landscaping works.
Applicant	MCTGF Trustee 1 Ltd & MCTGF Trustee 2 Ltd
Report author	Alison Amoah - Principal Planning Officer
Recommendation	As per main report
Conditions	As per main report and two additional conditions nos. 25-26 25. Pre-occupation submission and approval of signage to restrict access to vehicles over 3.5 tonnes to the front from Rose Kiln Lane. 26. Compliance – restricting the use of the front access via Rose Kiln Lane to vehicles up to 3.5 tonnes maximum.
Informatives	As per main report

1. Amended Site Layout

1.1 Since the submission of the main report and following on from Paragraphs 5.24 and 7.9-7.14, with regard to the access to the proposed B8 storage unit for HGVs from the front via Rose Kiln Lane, there has been further internal officer discussion. It has been agreed that Light Goods Vehicles only should be able to access the parking to the front via Rose Kiln Lane (i.e. vehicles up to 3.5 tonnes). Heavy Goods Vehicles would use the existing service area to the rear, accessible from Gillette Way. This is to ensure ongoing pedestrian and vehicular safety

to the front for customers of the retail park units. An amended Site Plan and Ground Floor Plan have been submitted¹ (extracts as below) which include amendments to the front layout, which have removed the proposed large turning area and the retention of road alignments, which would seek to limit access to vehicles up to 3.5 tonnes (ie. a maximum of small box-type vans).

- 1.2 Following receipt of these amended plans, officers raised concerns that the applicant was proposing a completely enclosed yard to the front (north) of the unit, for security purposes. Officers have advised that this is not acceptable as it would appear to divorce the area from the remainder of the retail park and prevent through-access by pedestrians, particularly towards the Morrisons superstore. The applicant is understood to be preparing further amended plans to remove all notation of gates and fencing, which officers hope to be able to present to your meeting on 6th December.
- 1.3 The existing kerb radii, on the access road, would be maintained as it is currently. As a result of the amended layout the proposed car parking for the B8 self-storage would be 30 no. car parking spaces compared to 13 no. as set out in paragraph 3.2 of the main report. A new demarcated HGV lay-by is shown to the rear of the unit (accessed from Gillette Way).
- 1.4 In order to further control the size of vehicles accessing the front of the site, two further conditions are recommended to restrict access to vehicles over 3.5 tonnes to the front via Rose Kiln Lane. These are within the Recommendation above and would be conditions 25 and 26.

2. Amended Floorspace

- 2.1 The applicant has advised that there were some errors in the original existing and proposed floor space figures. The revised existing floor space table, as originally included in Paragraph 2.2 of the main report, is included below. The overall existing floor space (ground floor and mezzanine) is 14,768sqm, compared to 14,755sqm as originally set out in paragraph 2.1 of the main report. This has no differing effect with respect to the assessment undertaken:

¹ Drawing no: 2418-P01 – H, dated 6/4/23 – Site Plan as Proposed, received 4th December 2023 and Drawing no: 2418-P02 – H, dated 6/4/23 – Ground Floor Plan as Proposed, dated 6/4/23, received 4th December 2023 – to be further amended to remove all forms of enclosure.

Unit number	Old Unit Number as referenced in earlier permissions	Occupier	Ground Floorspace	Mezzanine Floorspace
1	11	Halfords	701	341
2	10	Pets at Home	935	
3a	8/9	Relocated B&M	1,202	
3b	8/9	Relocated B&M	1,212	600
4	6/7	Home Bargains	1,868	1,538
5	5	Home Bargains	931	
6a	4	Vacant	467	339
6b	4	Vacant	459	
7	3	Vacant (formerly Brantano)	910	
8	½	Vacant (formerly B&M)	1,885	303
9	½	Vacant (formerly Laura Ashley)	458	362
10	N/A	Vacant (formerly Subway)	94	
11	N/A	Costa Coffee	163	
		Floorspace	11,285	3,483

2.2 The proposed mezzanine floorspace figure is now 3305sqm compared to 3725sqm as originally set out in paragraph 3.1 of the main report. The proposed ground floor floorspace figure has not changed and is 3606sqm.

Case Officer: Alison Amoah

