

28 February 2024

Title	PLANNING APPLICATION UPDATE REPORT
Ward	Thames
Planning Application Reference:	231306/VAR
Site Address:	Land adjacent to Hills Meadow, Reading
Proposed Development	231306/VAR Proposed development of un-used land adjacent to Hills Meadow Car Park to provide a hand carwash and valeting operation with associated public toilet facilities, refreshment servery, and waiting area, as originally granted on 30 March 2015, without complying with Condition 2 (temporary 3 year permission) or 3 (Approved plans) of planning permission 141841 and subsequently allowed variation of condition 180869 (temporary 5 year permission and approved plans). This application seeks a further 5 year temporary extension period of time to the original permission 141841 until 30 March 2028, with large awning. [Amended description]
Applicant	Hills Meadow Car Wash Limited
Report author	Nathalie Weekes
Recommendation	As per main report
Conditions	As per main report, to include additional documentation outlined in the update report.
Informatives	As per main report

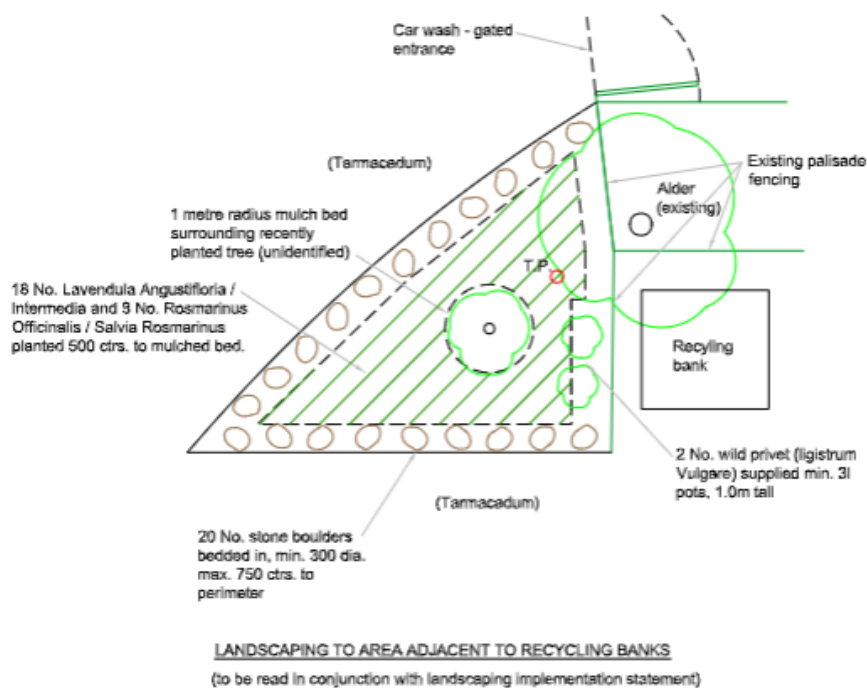
1. Additional information provided

Additional Landscaping

- 1.1 Further to the publication of the main agenda report, additional landscaping proposals, in addition to those previously approved, have been submitted by the applicant, following discussions with the RBC Natural Environment team.
- 1.2 A supplementary landscape implementation scheme with landscaping plan for land at the front of the site has been submitted to improve and enhance the entrance to the site, protect a new tree, provide additional planting and a maintenance scheme.
- 1.3 The applicant has confirmed a commitment to undertake the additional planting and to comply with the landscape maintenance scheme.
- 1.3 The Operational Management plan has been updated to reflect the change in management at the site.

- 1.4 Refreshments are available for purchase at the car wash café facility.
- 1.5 The updated information has been approved by the RBC Transport and RBC Natural Environment team. Previous landscaping concerns at the site by the RBC Natural Environment team have now been addressed:
- 1.6 The proposed landscaping plan, existing photo of the area to be landscaped and the proposed colour for the awning are provided and the updated information is recommended to be included with approved plans and documents.

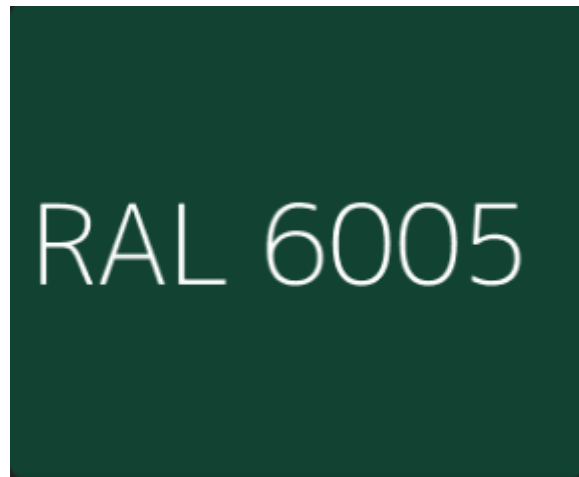
Landscaping plan



Current site entrance



Proposed colour for the awning RAL 6005 Moss Green



Case Officer: Nathalie Weekes