

27 March 2024



**Reading**  
Borough Council

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<b>Title</b>	<b>PLANNING APPLICATION UPDATE REPORT</b>
<b>Ward</b>	Whitley
<b>Planning Application Reference:</b>	231607
<b>Site Address:</b>	40 Bennet Road
<b>Proposed Development</b>	Application for change of use from B2, to sui generis car servicing and MOT garage and/or B2, with two proposed extensions on the Northern frontage and associated alterations.
<b>Applicant</b>	Cordwallis Commercials (Reading)
<b>Report author</b>	Nathalie Weekes
<b>Recommendation</b>	As per main report – with amendment added 'subject to no substantive objections being received by midnight on 27/3/24, to be delegated to officers to grant planning permission'
<b>Conditions</b>	As per main report. – with amendments 4. Parking as specified 5, Cycle as provided 12. EV charging points 13. Construction Environmental Management Plan 14. No new exterior lighting without prior permission
<b>Informatives</b>	As per main report – with amendments 9. Contaminated land 10. Construction and demolition 11. Thames Water 12. Pre Commencement conditions

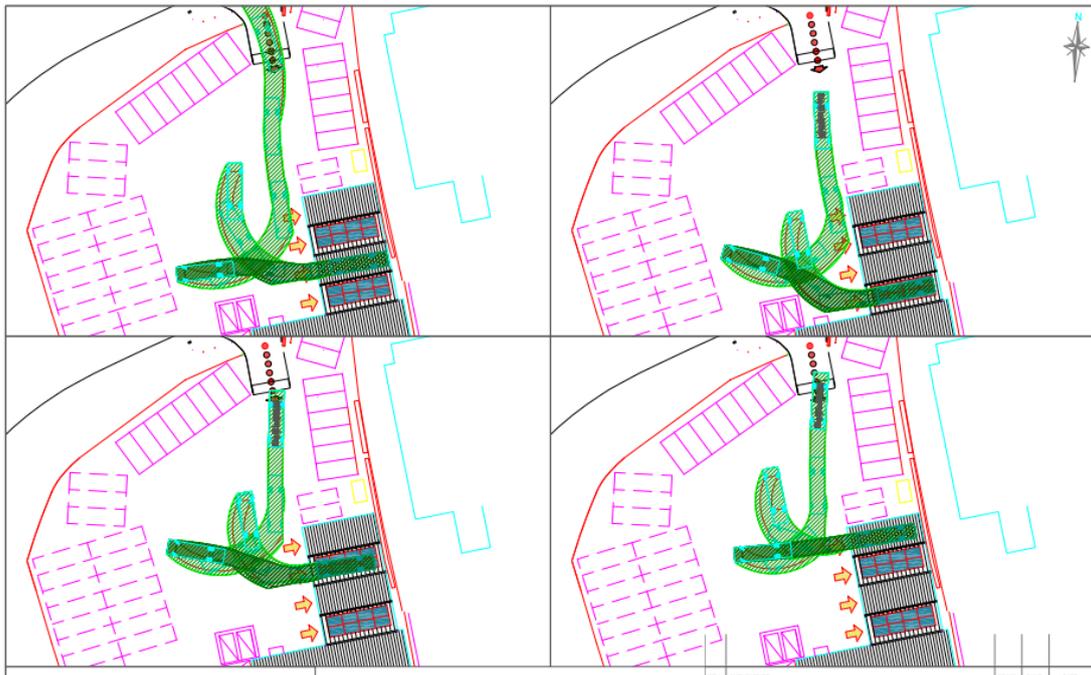
1. **Additional wording added to recommendation to grant approval.**
- 1.2 The recommendation wording is changed to delegate to officers to issue the decision once the consultation period closes at midnight on 27/3/24.

## 2. Additional information provided

### Additional Parking and vehicle movement tracking details

- 2.1 Further to the publication of the main agenda report, additional transport tracking and revised site plan to show EV charge points and cycle store has been submitted, in addition to those plans previously submitted by the applicant, following discussions with the RBC Transport team. The updated information is recommended to be included with approved plans:

#### 24.22-001 HGV Tracking plan



- 2.2 Transport conditions have been amended to state 'as specified' rather than 'to be provided.'
- 2.3 The RBC ecology team have provided consultation feedback requesting additional conditions to protect the nearby Foundry Brook and associated vegetation.
- 2.4 Addition conditions for a construction environmental management plan to be submitted to and approved in writing by the local planning authority, in addition to a lighting condition to control any potential light spillage over any part of the Foundry Brook are recommended.

Case Officer: Nathalie Weekes