

DELEGATED PLANNING APPLICATION REPORT

Ward: Norcot

App Ref: 220072/FUL

Address: Reading Retail Park, Oxford Road, Reading, RG30 1PR

Proposals: Amendment to Drive through lane to form dual speaker posts and associated landscape works. General redecoration and replacement of damaged wall finishes

Case Officer: Beatrice Malama

Applicant: KZ Catering Ltd

Date received (valid from): 9 March 2022 **Target Decision date:** 4 May 2022

1. SITE DESCRIPTION

The application site is KFC – a Fast Food Restaurant located at Reading Retail Park, Oxford Road. The property is surrounded by residential and commercial properties. The site is within an Air Quality Management Area and on land which is potential for contamination. The building is not listed and it does not fall within a Conservation Area.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning application is sought for the proposed amendment to drive through lane to form dual speaker posts and associated landscape works. General redecoration and replacement of damaged wall finishes

Plans considered

Drawing No: 3216/G210– Existing Elevations A-B, dated July 2021, received on 19 January 2022

Drawing No: 3216/G211 – Existing Elevations C-D, dated July 2021, received on 19 January 2022

Drawing No: 3216/G013 – Site Location and Block Plan, dated January 2022, received on 19 January 2022

Drawing No: 3216/G120 – Existing Site Plan, dated July 2021, received on 19 January 2022

Drawing No: 3216/G121 Rev C– Proposed Site Plan, dated July 2021, received on 19 January 2022

Drawing No: 3216/G212 – Proposed Elevations A-B, dated July 2021, received on 19 January 2022

Drawing No: 3216/G213 – Proposed Elevations C-D, dated July 2021, received on 19 January 2022

Design & Access Statement for: KFC Restaurant and Drive Through, Reading Retail Park, Oxford Road, Reading, RG30 1PR, received on 19 January 2022

3. RELEVANT PLANNING HISTORY

220073/ADV – New signage to existing pole sign, directional signage, disabled bays and grill bays. Replacement signage to existing building in existing locations (amended) – under consideration

4. CONSULTATIONS

Internal Consultation

RBC Natural Environment – No objection, informative recommended

RBC Transport Development Control – No Objection

Environmental Protection – No comment

Public Consultation

The following addresses were consulted by letter.

Unit 1, Reading Retail Park, Oxford Road, Reading, Berkshire, RG30 1PR
Unit 2, Reading Retail Park, Oxford Road, Reading
733 Oxford Road, Reading, RG30 1JA
733a Oxford Road, Reading, RG30 1JA
Unit 3, Reading Retail Park, Oxford Road, Reading
Carpetright Plc, Reading Retail Park, Oxford Road, Reading, RG30 1PR
Unit 4, Reading Retail Park, Oxford Road, Reading
Unit 7 Sterling Way, Norcot Industrial Estate, Tilehurst, Reading, RG30 6HW

No letters of representation have been received.

Equality Act 2010:

In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. However, there is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application. Therefore in terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

5. LEGAL AND PLANNING POLICY CONTEXT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'. The following local and national planning policy and guidance is relevant to this application:

National Policy

National Planning Policy Framework
National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)
TR3 (Access Traffic and Highway-related Matters)
TR5 (Car and Cycle Parking)
EN14 (Trees, Hedges and Woodlands)

SPG/SPD

Revised Parking Standards and Design SPD 2011

6. APPRAISAL

Character and Appearance

The proposal is to refurbish the existing KFC restaurant and drive through to the latest KFC design to form a new dual drive through lane to the existing drive through lane. The proposals include changes to the internal layout of the site including improved queueing capacity with new height restrictor, menu cans and speaker posters.

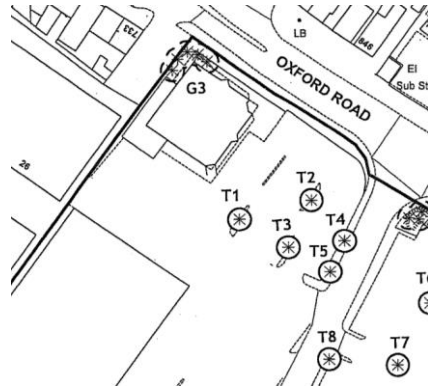
The above works would not significantly alter the character and appearance of the site and therefore would not be considered to cause harm to the general outlook of the site.

Access and Parking

The main vehicular access into the KFC restaurant is unchanged. The proposals do alter the parking layout within the site and result in an overall loss of parking. However, the local authority is satisfied that a sufficient level of parking is retained for staff and customers. The proposal therefore is considered to accord with Policy TR3 (Access Traffic and Highway-related Matters) and TR5 (Car and Cycle Parking) of the Reading Borough Local Plan and Revised Parking Standards and Design SPD 2011

Trees

The retail park is subject to TPO 122/09, which protects multiple trees, including some within the red line of the application site (all Lime trees):



With reference to Proposed Site Plan 0000/2021/G121 Rev C, in relation to the amendments to the drive through lane (one lane into two), this is away from any protected trees so is not of concern.

The respraying / revamping of existing bollards and bins adjacent to protected trees should not be of concern.

The Proposed site plan has a note stating: 'trim trees as required'. As some trees are protected, a suitable informative will be required to address this as no specific works are proposed.

7. CONCLUSION

The proposed development has been assessed as set out above and is considered to be acceptable on that basis, subject to the following conditions.

8. RECOMMENDATION

Recommended Conditions:

Time Limit (Standard)

Approved Plans

Materials (As Specified)

Informatives

1. Terms

2. Advice about TPO.d trees and trees in Conservation Areas (amended)

You are advised that no tree works are approved by virtue of this consent. Any works to trees subject to Tree Preservation Order 122/09 will require submission of a tree works application. All development related activity should avoid direct or indirect harm to protected trees on site.

3. Complaints about construction

4. Contamination