

DELEGATED APPLICATION REPORT

Application No: 221003/FUL

Address: Reading Cold Store, Deacon Way, Tilehurst, Reading

Proposal: Front and side extension on the ground and first floor, following the partial demolition of the building. Works also include the replacement of external materials, reconfiguration of internal layouts, and relocation of vehicular access. (Amended Description).

Case Officer: David Brett

Applicant: Soni.Me Ltd

Received on (valid from): 08/07/2022

Target Date: 07/04/2023, extension of time on decision agreed with agent from 02/09/2022

Site Description and Surrounding Area

The proposal site is a cold storage building located in the Portman Road Core Employment Area (EM2h) as identified in Policy EM2 (Location of New Employment Development) in the Reading Borough Local Plan. Vehicular access is Deacon Way to the north of the proposal site. The surrounding area comprises industrial/commercial uses.

The proposal site is not within a Conservation Area or Listed.



Fig 1. Front of 42 Portman Road. Photo taken by case officer on 27/07/2022

Proposal

This application seeks front and side extension on the ground and first floor, following the partial demolition of the building. Works also include the replacement of external materials, reconfiguration of internal layouts, and relocation of vehicular access. A Traffic Regulation Order is required to facilitate the proposed access on to Deacon Way.

Plans/Documents Considered

The following plans and documents have been supplied for this application:

- Design and Access Statement
- ~~Existing Ground Floor DN1200/101~~
- ~~Existing First Floor DN1200/102~~
- ~~Existing Elevations DN1200/103~~
- ~~Block & Location Plan DN1200/200~~
- ~~Proposed Ground Floor DN1200/201~~
- ~~Proposed First Floor DN1200/202~~

~~Proposed Site/Roof Plan DN1200/203~~
~~Proposed Elevations DN1200/204~~

Received on 08/07/2022

- Construction Phase Plan - SHE46 - Issue 01
- Methodology and Risk Assessment - Issue 01
- ~~Proposed Ground Floor DN1200/201B~~
- ~~Proposed Access Plan DN1200/205~~

Received on 06/09/2022

~~Proposed Ground Floor DN1200/201B~~
~~Proposed Access Plan DN1200/205A~~
~~Construction Method Plan DN1200/206~~
~~Construction Method Statement~~

Received on 23/09/2022

~~BREEAM Refurbishment and Fit Out Pre Assessment Report Prepared by Syntegra Dated~~
~~October 2022 22-9860~~

Received on 28/10/2022

~~Proposed Ground Floor DN1200/201C~~
~~Proposed Access Plan DN1200/205B~~
~~Proposed Turning Diagram DN1200/207~~
~~Construction Method Statement~~

Received on 01/11/2022

- Design and Access Statement Addendum
- Existing Ground Floor - DN1200/101
- Existing First Floor - DN1200/102
- Existing Elevations - DN1200/103
- ~~Block & Location Plan DN1200/200B~~
- Proposed Ground Floor - DN1200/201F
- Proposed First Floor - DN1200/202C
- Proposed Elevations - DN1200/204C
- Proposed Access Plan - DN1200/205D
- Construction Method Plan - DN1200/206B
- Proposed Turning Diagram - DN1200/207A
- Highways Technical Note - Prepared by Motion
- Proposed Visibility V1.1 - 2211031-01
- Existing Visibility V1.1 - 2211031-02
- Proposed Parking Restrictions - 2211031-04
- Car Parking V1.1 - 2211031-TK01B
- 10m Rigid V1.1 - 2211031-TK02B
- Existing Parking Restrictions - 2211031-TK03
- Tipper Lorry V1.1 - Appendix D-TK07
- TK04 Skip Loader - CMS Appendix A
- TK05 10m Rigid Construction - CMS Appendix B
- TK06 Concrete Mixer - CMS Appendix C
- ~~Construction Method Statement~~

Received on 05/12/2022

- Technical Note - Response to RBC
- Swept Path Analysis Concrete Mixer - 2211031-TK06 Rev B
- Swept Path Analysis Tipper - 2211031-TK07 Rev B

- Swept Path Analysis Small Rigid - 2211031-TK10 Rev A

Received on 20/12/2022

- Swept Path Analysis Access - 2211031-TK02 Rev D
- Proposed Parking Restrictions - 2211031-04 Rev A

~~Construction Method Statement~~

Received on 30/01/2023

- Proposed Cycle Parking - 2211031-05

Received on 24/02/2023

- Construction Method Statement

Received on 27/02/2023

- Energy Statement Prepared by Melin - 304197 Rev A - Date 28/03/2023
- Energy Performance Certificate - Only for Illustration
- BRUKL Output Document - As Designed

Received on 03/04/2023

- Block & Location Plan - DN1200/200C
- Proposed Site & Roof Plan - DN1200/208

Received on 06/04/2023

Relevant Planning History

890338/FUL - PROPOSED NEW MEAT STORAGE/WHOLESALE DISTRIBUTION DEPOT - Application Permitted on 06/04/1989

901213/CLP - Cleaning, portioning and despatching meat carcasses - Decline to Determine on 11/07/1990

950477/FUL - Erection of 2.4m high galvanised metal perimeter fence with 2 sliding gates. - Application Permitted on 19/04/1996

980073/FUL - The installation of telecommunications apparatus consisting of a roof mounted cabin to house the technical equipment which connects to 6 antenna (1m in height) and 6 microwave dishes in positions shown. - Application Permitted on 09/04/1998

050990/FUL - Proposed workshop extension and site enlargement to Adrian Truck Hire Ltd on former part of Reading Cold Store - Application Permitted on 16/08/2006

051005/FUL - Cover/canopy for refrigerator units and unloading - Application Permitted on 21/11/2005

Internal Consultations

Reading Borough Council, Environmental Protection - Responses received on 09/08/2022

- Concerns regarding noise arising from development
- Concerns for disturbance arising from construction and demolition phase
- Further details required with regards to bin storage and vermin control

Reading Borough Council, Transport Development Control - First responses received on 19/08/2022

- Concerns with regards to the proposed vehicular access arrangement and the impact that this would have on highway safety during construction and when the development is occupied.
- Further details regarding cycle parking.
- Construction Method Statement and Construction Plan required for the development.

Officer Note: The proposed development has been altered during the course of the application to address the concerns raised by Transport Development Control. The development itself has also necessitated the need for a Traffic Regulation Order. This will be discussed in the Transport section of the appraisal for this report.

External Consultees

10-12 Deacon Way, Tilehurst, Reading, RG30 6QQ - No response received.

7 Deacon Way, Tilehurst, Reading, RG30 6AZ - No response received.

5 Deacon Way, Tilehurst, Reading, RG30 6AZ - No response received.

The Restoration Ph, 928 Oxford Road, Tilehurst, Reading, RG30 6TJ - No response received.

Unit 10, lo Trade Centre, Deacon Way, Tilehurst, Reading, RG30 6AZ - No response received.

Unit 9, lo Trade Centre, Deacon Way, Tilehurst, Reading, RG30 6AZ - No response received.

Unit 6, lo Trade Centre, Deacon Way, Tilehurst, Reading, RG30 6AZ - No response received.

Unit 8, lo Trade Centre, Deacon Way, Tilehurst, Reading, RG30 6AZ - No response received.

Unit 7, lo Trade Centre, Deacon Way, Tilehurst, Reading, RG30 6AZ - No response 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.

Relevant Planning Policy and Guidance

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. The Development Plan for Reading relevant to the application site comprises the Reading Borough Local Plan (adopted November 2019).

The 'National Planning Policy Framework' ('NPPF') 2021 states clearly that its content is to be a material consideration in the determination of applications. The 'NPPF' states that due weight should be given to the adopted policies of the Local Plan according to their degree of consistency with the 'NPPF' (the closer the policies in the plan to the policies in the 'NPPF', the greater the weight that may be given).

Relevant Policies

The application has been assessed against the following policies:

National

National Planning Policy Framework 2021;

National Planning Policy Guidance 2014 onwards;

Reading Borough Local Plan (November 2019)

- CC1: Presumption in Favour of Sustainable Development
- CC2: Sustainable Design and Construction

- CC3: Adaption to Climate Change
- CC5: Waste Minimisation and Storage
- CC7: Design and the Public Realm
- CC8: Safeguarding Amenity
- EN15: Air Quality
- EN16: Pollution and Water Resources
- EN17: Noise Generating Equipment
- EM1: Provision of Employment
- EM2: Location of New Employment Development
- EM3: Loss of Employment Land
- TR3: Access, Traffic and Highway-Related Matters
- TR5: Car and Cycle Parking and Electric Vehicle Charging

Other documents

Sustainable Design & Construction SPD (2019)

Revised Parking Standards and Design SPD (2011)

Appraisal

The main issues considered for these three separate applications are as follows:

- a) Land Use Principles
- b) Design and Access
- c) Safeguarding Amenity
- d) Transport
- e) Air Quality
- f) Pre-Commencement Conditions

- a) Land Use Principles

The application site is located within a Core Employment Area as defined in Policy EM2 of the Reading Borough Local Plan (EM2h: Portman Road). Policy EM2 requires proposals not to result in a loss of employment land. This application proposes the refurbishment of, and forward extensions to increase the gross internal area to Reading Cold Store.

Therefore, the principle of the development proposed is acceptable, provided that the policy requirements of the Reading Borough Local Plan are satisfied.

- b) Design & Access

Policy CC7 of the Reading Borough Local Plan requires all development to be of high-quality design and maintain and enhance the character and appearance of the surrounding area. In this specific case, this concerns the following components:

- Layout
- Landscape
- Density and mix
- Scale: height and massing; and
- Architectural detail and materials

As existing, Reading Cold Store is a utilitarian commercial building located on Deacon Way in West Reading. The surrounding buildings along Deacon Way consists of similar buildings in appearance. Reading Cold Store has a smaller footprint than other commercial buildings along Deacon Way, but retains the same external appearance, consisting of metal cladding to the roof and exterior walls. The commercial building is therefore characteristic of its surroundings, if not of any particular architectural merit. The planning history for the site also details previous

extensions to the property to accommodate different businesses with different demands for the site.

The proposed alterations for the front of the building consist of a forward extension following the demolition of the existing front extension. Two extensions are proposed at either end of the building, with the centre of the building being adapted to facilitate deliveries to the site from large vehicles. The walls and roof consist of metal cladding, with the windows and doors consisting of white uPVC. 11 photovoltaic panels are proposed to the roof of the development. The proposed alterations are considered neutral to the character and appearance of the surrounding area and are considered a slight improvement to the overall appearance of the existing building.

The proposed development is therefore considered in accordance with Policy CC7 of the Reading Borough Local Plan.

An Energy Statement has been submitted to support this application that highlights that the design of the development is projected to result in 72.15% reduction in emissions, with a 49.25% reduction in primary energy use. This is to be achieved through a number of measures such as the introduction of PC panels, along with thermal efficiency improvements to the windows, walls and roof. It is considered reasonable to include a planning condition to any approval of this application that seeks confirmation that the design stage targets for emissions and primary energy use have been achieved. The proposed development is therefore considered in accordance with Policy CC2 of the Reading Borough Local Plan.

c) Safeguarding Amenity

This proposal has also been assessed against Reading Borough Local Plan policy CC8: Safeguarding Amenity, which states that proposals are acceptable where they will not cause a detrimental impact on the living environment of existing residential properties with regard to various factors, including (amongst others):

- Privacy and overlooking
- Visual dominance and overbearing effects of development
- Noise and disturbance
- Dust and fumes

Concerns were raised by the Reading Borough Council Environmental Protection Officer regarding harmful levels of noise arising from the development, in accordance with policies EN17 of the Reading Borough Local Plan. No noise generating equipment is proposed within this application such as an extraction system. It is therefore not considered appropriate to include a condition that requires details of any noise generating equipment to be approved.

Conditions have also been recommended by Environmental Protection concerning the details of bin stores and construction methods. It is considered appropriate to secure the details of bin stores and vermin control via condition given the commercial use of the site and proximity to residential development. A construction method statement and accompanying construction plan have been submitted for consideration with the details agreed. A condition will be included to any approval of this application that requires the development to be carried out in accordance with the details approved within the Construction Method Statement.

No change of use is proposed within this application and the development proposed is not considered to significantly alter the character of the existing use. The proposal was further considered against the criteria specified within Policy CC8 of the Reading Borough Local Plan. The proposed development would not harm the amenity of the surrounding area in accordance with Policy CC8 of the Reading Borough Local Plan.

d) Transport

During the course of the application, discussions took place between the Council's Transport Development Control Team, the agent, and the applicant's Transport Planner. The development proposes the relocation of the existing access from the north east corner of the site to a more central access point, allowing delivery vehicles to enter the building from a central location. The relocation of the proposed access has implications for highway safety and highway management, as large vehicles will be using the site which require a large turning radius to enter and exit the site safely. To overcome these challenges, a Traffic Regulation Order (TRO) is required to restrict parking on the highway opposite the site access to allow for the freedom of movement of vehicles in and out of the site.

The applicant has agreed to the submission of a TRO for consideration by the Traffic Management Sub Committee, as well as a period of public consultation. The applicant has committed to seeking a TRO by raising a purchase order to the Highways Team at the Council for the TRO. As the applicant has clearly stated their intent to pursue the TRO, the development is considered acceptable on Highways grounds, provided the TRO is in place prior to development commencing on site. The applicant has agreed to this pre-commencement condition and will be included in any approval of this application.

In terms of other Transport matters; cycle parking is proposed externally, however, as details of cycle parking have not been provided in terms of a covered shelter the details of cycle parking will be secured via condition. The proposed vehicle parking is acceptable along with the proposed vehicular access following the submission of acceptable vehicle tracking diagrams and visibility splays. Conditions will be included to any approval of this application specifying the proposed vehicle parking and access needs to be carried out in accordance with the approved details, with the existing access being stopped up.

Subject to conditions, and securing a TRO, the development is considered in accordance with Policies TR3 and TR5 of the Reading Borough Local Plan.

e) Air Quality

This proposal has been considered against Reading Borough Local Plan policy EN15, as the proposal site is within an Air Quality Management Area (AQMA). As demonstrated in the policy, this proposal does not meet the requirements for an Air Quality Assessment (AQA) and is considered not enough of a detrimental impact air quality to warrant such an assessment due to the size and scale of the proposal.

f) Pre-Commencement Conditions

All pre-commencement conditions were agreed with the agent in accordance with Section 100ZA (5) of The Town and Country Planning Act 1990.

Conclusion

The development has been assessed and the works are considered to be in accordance with the above relevant policies and planning permission can be granted.

Recommendation

GRANT

Conditions

TL1: Time Limit (Standard)

The development hereby permitted shall begin no later than three years from the date of this planning permission.

REASON: In pursuance of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004) in order to prevent an accumulation of unimplemented planning permissions.

AP1: Approved Plans

The development hereby permitted shall ONLY be carried out in accordance with the following approved plans:

- Design and Access Statement

Received on 08/07/2022

- Construction Phase Plan - SHE46 - Issue 01
- Methodology and Risk Assessment - Issue 01

Received on 06/09/2022

- Design and Access Statement Addendum
- Proposed Ground Floor - DN1200/201F
- Proposed First Floor - DN1200/202C
- Proposed Elevations - DN1200/204C
- Proposed Access Plan - DN1200/205D
- Construction Method Plan - DN1200/206B
- Proposed Turning Diagram - DN1200/207A
- Highways Technical Note - Prepared by Motion
- Proposed Visibility V1.1 - 2211031-01
- Car Parking V1.1 - 2211031-TK01B
- 10m Rigid V1.1 - 2211031-TK02B
- Tipper Lorry V1.1 - Appendix D-TK07
- TK04 Skip Loader - CMS Appendix A
- TK05 10m Rigid Construction - CMS Appendix B
- TK06 Concrete Mixer - CMS Appendix C

Received on 05/12/2022

- Technical Note - Response to RBC
- Swept Path Analysis Concrete Mixer - 2211031-TK06 Rev B
- Swept Path Analysis Tipper - 2211031-TK07 Rev B
- Swept Path Analysis Small Rigid - 2211031-TK10 Rev A

Received on 20/12/2022

- Swept Path Analysis Access - 2211031-TK02 Rev D

Received on 30/01/2023

- Construction Method Statement

Received on 27/02/2023

- Energy Statement Prepared by Melin - 304197 Rev A - Date 28/03/2023

Received on 03/04/2023

- Block & Location Plan - DN1200/200C

REASON: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

M3: Materials (As Specified)

C3: Construction Method Statement (As Specified)

DC1: Vehicle Parking (As Specified)

DC3: Vehicular Access (As Specified)

DC6: Cycle Parking (To Be Approved)

DC10: Access Closure With Reinstatement

DC15: Visibility Splays (As Specified)

Replacement Fencing

Energy Statement

Details of PV

N2: Mechanical Plant (Noise Assessment Required)

Bin Stores

Informatives

IF1: Positive and Proactive Working - approval

The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the agreed timescale for the decision to be issued.

Pre-Commencement Conditions

In accordance with Article 35 (DMPO 2015) some conditions have been highlighted to make clear that they require approval from the Local Planning Authority before any development begins. This is because the details need to be designed or works implemented before any other works start on the site or are of a nature that it would be impractical to consider after work has started.

IF3: Highways

- i) The attention of the applicant is drawn to Section 59 of the Highways Act 1980, which enables the Highway Authority to recover expenses due to damage caused by extraordinary traffic.
- ii) Any works affecting the Highway shall be in accordance with Reading Borough's Council's document "Guidance Notes for Activities on the Public Highway within the Borough of Reading". The applicant should note that compliance with this document is mandatory and licences to work on the Highway will only be issued if the requirements contained within it are met. A copy can be obtained from the Council's website.

IF5: Terms

Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but which differs materially from the approved plans and details, or does not comply with any condition(s) or planning obligation(s) attached to the permission may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the Council.

IF6: Building Control

Your attention is drawn to the possible requirement for submission of a Building Regulations application for the proposed development. Please contact Building Control on 0118 937 2449 for advice.

IF7: Complaints about construction

Complaints are commonly received about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and smoke from bonfires associated with the burning of waste on site. The developer is reminded that construction and demolition associated with the approved development will be subject to environmental health law.

Encroachment

During the course of construction, the developer should take care to ensure that no part of this development (foundations, eaves, guttering, etc.) would encroach on, under or across the boundary line with the adjoining property, as the requisite Notice has not been served on the owner of that property. This permission does not confer any right of access onto land that is not under the developer's control. The developer should also be mindful of the obligations and requirements of the Party Wall Act (1996) details of which can be found at:

<https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance>