

DELEGATED APPLICATION REPORT

Ward: Whitley

App Ref: 220132/FUL

Address: Unit 3a, Brunel Retail Park, Rose Kiln Lane, Reading, RG2 0HS

Proposals: Elevational changes and erection of fenced enclosure within rear service yard to create external display area for Unit 3a/3b and creation of an external trolley bay.

Case Officer: Beatrice Malama

Date received (valid from): 28 January 2022 Agreed Decision date: 1 July 2022

INTRODUCTION

The application site is a commercial property at unit 3a Brunel Retail Park, Rose Kiln Lane. The area is predominantly commercial. Located west of the site is River Kennet. The site is located on a land classified as contaminated.

PROPOSAL AND SUPPORTING INFORMATION

This application is for the proposed Elevational changes and erection of fenced enclosure within rear service yard to create external display area for Unit 3a/3b and creation of an external trolley bay. The proposed fencing would be 2.5m high and made of Zenith Prison Mesh panels with hot dipped galvanised finish. The panels would be fixed to 4.8m high posts set out at 2.4m centres. The proposed external trolley bay would

Figure 1. Proposed fencing - side elevation

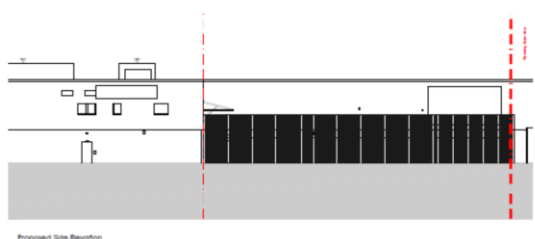
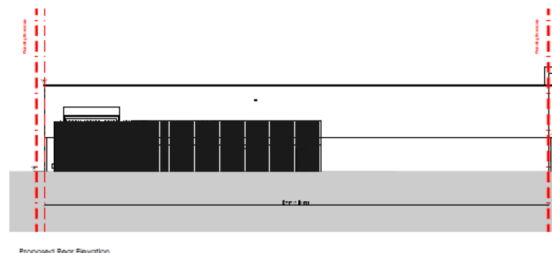


Figure 2. Proposed fencing - rear elevation



The proposed external trolley bay would have an aluminium frame with steel crash rails and polycarbonate roof panels. The built in interior crash rails would be mild steel with hot dip galvanised finish.

Figure 3: Proposed trolley bay



Plans considered:

Drawing No. 19032-PL051 - Existing Site Plan
Drawing No. 19032-PL052 - Constraints Plan
Drawing No. 19032-PL053 - Existing Ground Floor Plan
Drawing No. 19032-PL054 - Existing First Floor Plan
Drawing No. 19032-PL055 - Existing Roof Plan
Drawing No. 19032-PL056 - Existing Elevations
Drawing No. 19032-PL057 - Existing External Areas
Drawing No. 19032-PL058 - Proposed Site Plan
Drawing No. 19032-PL059 - Proposed Ground Floor Plan
Drawing No. 19032-PL060 - Proposed First Floor Plan
Drawing No. 19032-PL061 - Proposed Roof Plan
Drawing No. 19032-PL062 - Proposed Elevations
Drawing No. 19032-PL063 - Proposed Garden Centre Compound
Drawing No. 19032-PL064 - Proposed External Areas
Drawing No. 19032-PL065 - Location Plan and Proposed Trolley Bay
Received by the Local Planning Authority on 31st January 2022

PLANNING HISTORY

Planning Ref	Description	Decision	Date
11/00431/FUL	Minor external alterations to elevations and internal works to create two units and reconfiguration of the car park	Permitted	12 th May 2011
201853	Demolition of existing buildings. Erection of 2no. buildings for use within Classes E(g)(iii), B2 and B8 along with access and servicing arrangements, car parking, landscaping and associated works	Permitted	15 th July 2021
201842	Continued use of Units 1, 2, 3a, 3b, 4, 5 and 6 within Class E following consolidation of the Retail Park.	Permitted	15 th July 2021

CONSULTATIONS

Internal consultations:

Environmental Protection - Contaminated land conditions recommended.

Transport - concerns were raised regarding the loss of parking spaces within the service area and a loss of part of the servicing area which might affect the ability for HGV vehicles to access the retail park and turn within the site. These concerns have been addressed by the applicant through email ref '220132 - Unit 3a, Brunel Retail Park Rose Kiln Lane' received by the Local Planning Authority on 1st April 2022. Transport therefore has no objection to this application however a condition regarding the access route and turning area has been recommended.

Public consultations:

The following addresses were consulted by letter. (Was a site notice also displayed??)

Unit 1-2, Brunel Retail Park, Rose Kiln Lane, Reading, RG2 0HS
Unit 4, Brunel Retail Park, Rose Kiln Lane, Reading, RG2 0HS
Unit 3b, Brunel Retail Park, Rose Kiln Lane, Reading, RG2 0HS

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.

RELEVANT PLANNING POLICY & GUIDANCE

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with policies in 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 current development plan is:

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)
EN16 (Pollution and Water Resources)
TR3 (Access, Traffic and Highway-Related Matters)
TR5 (Car and Cycle Parking and Electric Vehicle Charging)

ASSESSMENT

The proposed development would not be harmful to the character or appearance of the site or its surroundings and would not have a detrimental impact on the original building or those of neighbouring properties. With regard to land contamination, pre-commencement conditions have been recommended to ensure that present and future occupants and users are not put at risk and that the environment is protected. As such the proposal is found to be in accordance with Policies CC7 (Design and the Public Realm), EN16 (Pollution and Water Resources), TR3 (Access, Traffic and Highway-Related Matters) and TR5 (Car And Cycle Parking and Electric Vehicle Charging) of the Reading Borough Local Plan (2019).

RECOMMENDATION:

Grant

CONDITIONS

1. Deliveries and servicing shall be carried out in accordance with the HGV Tracking Plan (Drawing no. 19032_PL086). The access route and turning area should be kept free of obstruction and retained in accordance with the approved details and shall remain available for servicing and deliveries at all times.

REASON: In the interest of the safety and convenience of all highway users in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019

2. CO3 CONTAMINATED LAND ASSESSMENT (TO BE SUBMITTED)

No development shall commence on site including demolition and any preparatory works until an assessment of the nature and extent of contamination has been submitted to and been approved in writing by the Local Planning Authority. This assessment must be undertaken by a competent person, and shall assess any

contamination on the site, whether or not it originates on the site. Moreover, it must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
 - human health,
 - Property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - Adjoining land,
 - Ground waters and surface waters,
 - Ecological systems,
 - archaeological sites and ancient monuments;

REASON: These details are required due to insufficient information being contained within this submission and to ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy EN16 of the Reading local Plan 2019.

3. CO4 REMEDIATION SCHEME (TO BE SUBMITTED)

No development shall commence on site including demolition and any preparatory works until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been submitted to and been approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial options, and proposal of the preferred option(s), and a timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

REASON: These details are required due to insufficient information being contained within this submission and to ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy EN16 of the Reading local Plan 2019.

4. CO5 REMEDIATION SCHEME (IMPLEMENT AND VERIFICATION)

The approved remediation scheme under Condition 6 shall be implemented in accordance with the approved timetable of works. A validation report (that demonstrates the effectiveness of the remediation carried out) shall be submitted to and approved by the Local Planning Authority before construction above foundation level.

REASON: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy EN16 of the Reading local Plan 2019.

5. CO6 UNIDENTIFIED CONTAMINATION

In the event that contamination is found at any time when carrying out the approved development not previously identified, development shall be halted on that part of the site the contamination reported in writing to the Local Planning Authority.

An assessment of the nature and extent of contamination shall be undertaken and where remediation is necessary a remediation scheme, together with a timetable for

its implementation, shall be submitted in writing to the Local Planning Authority for its written approval.

The measures in the approved remediation scheme shall be implemented in accordance with the approved timetable. Halted works shall not be re-commenced until the measures identified in the approved remediation scheme have been completed and a validation report has been submitted to and been approved in writing by the Local Planning Authority.

REASON: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy EN16 of the Reading local Plan 2019.