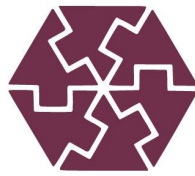


Planning, Reading Borough Council
 Civic Offices, Bridge Street, Reading RG1 2LU
 Website: www.reading.gov.uk
 Tel: 0118 9373787



Reading

BOROUGH COUNCIL

Application for a Lawful Development Certificate for a Proposed Use or Development

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	120
Suffix	
Property Name	Bar 120 Ph
Address Line 1	Castle Street
Address Line 2	
Address Line 3	Reading
Town/city	Reading
Postcode	RG1 7RJ

Description of site location must be completed if postcode is not known:

Easting (x)	Northings (y)
471042	173043

Description

Applicant Details

Name/Company

Title

Mrs

First name

Becky

Surname

Whinnerah

Company Name

The Count Me In Collective

Address

Address line 1

94 Radstock Road

Address line 2

Address line 3

Town/City

Reading

County

Country

United Kingdom

Postcode

RG1 3PR

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

- ☐ Yes
- ☒ No

Does the proposal consist of, or include, a change of use of the land or building(s)?

- ☐ Yes
- ☒ No

Has the proposal been started?

- ☐ Yes
- ☒ No

Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

The Count Me In Collective is an organisation set up with the purposes of providing educational and training facilities to vulnerable adults with ASD and learning difficulties to enable them to learn how to work in a brewery, providing them with transferable life skills and work experience leading to employment.

The Castle Tap public house in Castle Street, Reading, have offered us the use of an outhouse for the purposes of creating a training micro brewery. We understand that given development of the outhouse will be limited to installing a brewery, which by definition is a moveable structure, and is for a use related to the purpose of a drinking establishment, this falls within the permitted development afforded to listed public houses (the Castle Tap is a Grade II listed building).

In addition, the use that is proposed to the building is clearly ancillary to the primary use of the building and therefore not considered development. We note that the Article 4 direction which came into force on 15 November 2022 requiring an application for planning permission in circumstances where they would not normally need to does not relate to public houses.

We have given full consideration to the range of factors that would be taken into account when looking at the impact of the micro brewery on the environment and our neighbours

We consider that the impact of running the brewery in the area will be minimal in terms of any additional noise, smell, and traffic. The micro-brewery will be very small and intends on brewing a maximum of twice per week, and only between the hours of 9am-5pm, Monday to Friday. The brewing phase that creates smell will take up to 1.5 hours, this will make a total of 3 hours maximum per week (which equates to under 2% of the week) where there is likely to be a slight 'malty' odour released. The microbrewery will be very small (200 litres) and well ventilated, therefore any aroma released will be diluted and slight. There will be no noises any louder than that of the existing pub business. Re any traffic, we will need a small delivery (less than a pallet) of raw ingredients delivered once a month to the rear of the public house. Re delivering our beers to customers, we foresee delivering them ourselves in our cars about once a week.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

Select the use class that relates to the existing or last use.

Please select...

Information about the proposed use(s)

Select the use class that relates to the proposed use.

E(c)(iii) - Other appropriate services in a commercial, business or service locality

Is the proposed operation or use

- ☒ Permanent
☐ Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

I have selected permanent above because whilst the equipment is moveable and at some stage we hope to move into larger premises, I hope the equipment and use will be of value to the Pub and it's community long after we move on

The low level of use would be no more than you'd expect from a pub kitchen. The pub does not currently use their kitchen and has no plans to do so. This is nothing more than some vessels with liquid in (200 litres) - you would expect more (both in smells and noise) from a small pub kitchen.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☐ Yes
☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

I do apologise for the delay replying to Becky, i was on leave the following week and have had too much to catch up on since my return.

Becky explains that the Castle Tap public house in Castle Street, have offered the use of an outhouse at the pub for providing training on creating a training micro brewery for a local community group.

Becky is hoping that as the use will only require installing brewery equipment and is for a use related to the purpose of a drinking establishment, this falls within the permitted development afforded to the public houses. Becky refers to the building being listed (the Castle Tap is a Grade II listed building) which is relevant for any physical alterations but not its use.

Becky also states that the use will be ancillary to the main purpose, which is a public house and confirms that she has considered a range of other relevant factors.

Becky explains that the micro-brewery will be small (brewing a maximum of twice per week between the hours of 9am-5pm, Monday to Friday producing 200 litres. There will be little smell and no noises any louder than that of the existing pub business. A small delivery (less than a pallet) of raw ingredients will be needed once a month to the rear of the public house with outgoing beer going directly to customers or delivered in cars about once a week.

Confirmation is sought that an application for planning permission or change of use is not required.

It does sound like a good idea and a use associated with the public house. Although Becky does not describe how many staff or members of the public will be involved in the twice per week training I think I know the outbuilding referred to (directly adjoining the rear of the pub?) so I doubt that many people could get in there.

However, while it does sound acceptable, I cannot formally confirm that planning permission is not required. The formal mechanism to do this is to apply for a Certificate of Lawful Proposed Use. As noted above, if physical alterations to the structure are required to install the brewery a listed building consent application may also be required. Information on how to do this is on the Planning Portal website.

I hope this information is useful to the Count Me In Collective.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff**
- (b) an elected member**
- (c) related to a member of staff**
- (d) related to an elected member**

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Interest in the Land

Please state the applicant's interest in the land

- ☐ Owner
- ☒ Lessee
- ☐ Occupier
- ☐ Other

If Lessee or Occupier, please give details of the owner and state whether they have been informed in writing of this application

***** REDACTED *****

Declaration

I/We hereby apply for Lawful development: Proposed use as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Becky Whinnerah

Date

28/05/2024