

Supporting Statement - Variation of Condition Application January 2024

At: 2-12 Tessa Road , Reading, RG1 8HH

Applicant: Tm Leisure Ltd

Application Reference: 230537

Proposal: Temporary Change of Use for 5 years from a former Printworks (Use Class B2) to a mixed use Class E (Food and Drink Establishment) and Sui Generis uses including an Event space for live music performances, DJ events, Live bands, competitive socialising, sporting events, Private hire corporate functions, TV filming, brand activation and product launches.

The variation of condition application relates to the following conditions that were attached to the above planning approval and the reasons given:

*6. The premises shall not be used by members of the public outside the hours of 12:00 to 23:00.
REASON: In order to protect local residents from unreasonable disturbance arising from the use in accordance with Policies CC7 and CC8 of the Reading Borough Local Plan 2019. 6*

7. No amplified sound or music shall be played at the premises outside the following times: 12:00 to 23:00.

REASON: To safeguard the amenity of nearby occupiers, premises and the area generally in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

The client will submit an application for a new license following the approval of this application.

The operating hours stated on the planning application matched the approved licensing hours. The hours of operations was not raised as a concern by officers during the application.

The client has considered their business plan for the proposed use and some further flexibility of the operating hours is required. The client would like to extend the operating hours by 2 hours and vary the hours of Condition 6 and 7. The new condition wording proposed would be as follows:

6. The premises shall not be used by members of the public outside the hours of 12:00 to 01.00.

7. No amplified sound or music shall be played at the premises outside the following times: 12:00 to 01.00.

The site is located in an area that is dominated by commercial and industrial uses. The site is located on the junction of Richfield Avenue and Tessa Road a main road in Reading town centre. The closest residential properties are located more than 300 metres away. The site is located next to Genting Casino on which has operating hours of 11am to 4am everyday..

Policy CC8 focuses on safeguarding amenity. It states that development will not cause a detrimental impact on the living environment of existing residential properties in terms of noise and disturbance amongst other matters that are not relevant to this application.

The applicant has significant experience in the local area with organising and running hospitality events including Oktoberfest.

The increase of the operating hours by 2 hours to 1am given the commercial location a significant distance away from residential properties will not reduce the quality of the environment for others. The extended operating hours will give the applicant the flexibility for activities and uses on some

occasions to operate later into the evening. Other leisure uses close by such as Genting Casino operate significantly later than the proposed operating hours and is appropriate given its location away from residential properties.

Whilst a separate discharge of condition application will be submitted for condition 8 to provide further details on how noise will be controlled within the venue. I can confirm that the venue will be configured in the most effective way to reduce noise emissions from the venue. The sound system would be 'line arrays' which provide improved sound coverage to intended audience areas with reduced overspill.

In addition, to reduce public nuisance at the end of each event the client would be implementing a stewarding and egress plan to direct customers via Richfield Avenue and back towards Reading town centre and station this would help prevent any people travelling by foot through residential back roads towards the station. The applicants Oktoberfest event in Hills Meadow is a good example in which this stewarding protocol has worked effectively.

Further information will be provided to the license team when the applicant submits their application.

The proposed extension of hours and variation to the operating hours are not contrary to policy CC7 or CC8 of the Reading Local Plan and therefore should be supported by the Council.