

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015**

Application for Full planning permission

To: Ms Emma Louise
The Keen Partnership
The Courtyard Edinburgh Road
Reading
RG30 2UA

Application No: PL/26/0002
Application type: Full planning permission

Applicant: Mr & Mrs Klosi

READING BOROUGH COUNCIL as Local Planning Authority **DECLINE TO DETERMINE** the application for full planning permission for the following development.

Proposal: Part-retrospective retention of single-storey 'container' building with flue (extraction equipment) from unauthorised spray booth building removed, 'waiting room', canopy structure; and demolition of existing garage workshop, black canopy extension, and construction of new workshop building for general industrial purposes (Class B2 - Vehicle Workshop) accessed via Lemart Close, with car parking and waste and vehicle storage, and associated works.

At: Peter Moss Services, 20 Norcot Road, Tilehurst, Reading, RG30 6BU.

For the attached reasons.

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 17 March 2026



RJE
**Acting Assistant Director, Planning,
Transport & Public Protection**

Application At: Peter Moss Services, 20 Norcot Road, Tilehurst, Reading, RG30 6BU

Application No: PL/26/0002

Application type: Full planning permission

REASONS

1. The existing 'container' building, and 'waiting room structure' in situ is subject of a s172 enforcement notice dated 10 January 2024 (as amended 13 August 2024 by Appeal Ref APP/E0345/C/24/3338517 & APP/E0345/C/24/3338518 and 3338522) which requires the dismantling of the 'container' building and 'waiting room' structure and its removal from the land at points (ii) and (iv) of the respective notices. The Local Planning Authority declines to determine this application pursuant to s70C(1) and (2) of the Act 1990 (as amended) on this basis.

INFORMATIVES

1. The following information was submitted:

Application Form

CIL form

The 'Davis Planning Ltd' - Planning Statement

Drawing No: 9213-103 – Existing Ground Floor Plan

Drawing No: 9213-107 – Proposed Ground Floor Plan

Drawing No: 9213-102 – Proposed Site Plan

Drawing No: MWA TPP 01 – Tree Protection Plan

The MWA Arboriculture – Tree Survey Schedule

Drawing No: 9213-110 – Proposed Side Elevation

Drawing No: 9213-105 – Existing Elevations

Drawing No: 9213-100 – Location Plan

The 'Arbtech' Preliminary Ecological Appraisal Roost Assessment, dated 3 December 2024, red:

As received by the Local Planning Authority on 5 January 2026

The 'Groundsure' Contaminated Land Assessment Ref: GS-8LG-4C1-PAF-6SK

As received by the Local Planning Authority on 22 January 2026

Drawing No: 9213-103 – Existing Ground Floor Plan

Drawing No: 9213-102 – Proposed Site Plan

Drawing No: 9213-105 – Existing Elevations

The '24 Acoustics', Noise Assessment, Ref: R11515-1 Rev 0, dated 2 February 2026

Drawing No: 9213-109 – Proposed Elevations

Drawing No: 9213-110 – Proposed Side Elevations

Drawing No: 9213-107 – Proposed Ground Floor Plan

Drawing No: 9213-100 – Location Plan

Date: 17 March 2026



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Drawing No: 9213-101 – Existing Block & Proposed Block Plan – Rev A
Drawing No: 9213-
External Lighting Report
As received by the Local Planning Authority on 20 February 2026
Drawing No: 9213-105 – Existing elevations
Amended CIL Form
Amended Application form
Drawing No: 9213-101 – Existing block & proposed block plan Rev B
Drawing No: 9213-107 – Proposed ground floor plan
Drawing No: 9213-108 – Proposed roof floor plan
Drawing No: 9213-100 – Location Plan
Drawing No: 9213-102 – Proposed block plan
Drawing No: 9213-103 – Existing ground floor and first floor plan
Drawing No: 9213-110 – Proposed side elevations
Drawing No: 9213-109 – Proposed elevations Rev B
Drawing No: 9213-106 – Existing side elevations
The 'Keen Partnership' Sustainability statement
As received by the Local Planning Authority on 3 March 2026

2. *S 70C of the TCPA 1990 provides that (1)A local planning authority in England may decline to determine an application for planning permission for the development of any land if granting planning permission for the development would involve granting, whether in relation to the whole or any part of the land to which a pre-existing enforcement notice relates, planning permission in respect of the whole or any part of the matters specified in the enforcement notice as constituting a breach of planning control.*
- (2) For the purposes of the operation of this section in relation to any particular application for planning permission, a “pre-existing enforcement notice” is an enforcement notice issued before the application was received by the local planning authority.*

Date: 17 March 2026



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**Acting Assistant Director, Planning,
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