

DELEGATED APPLICATION REPORT

Ward: Abbey Ward

App Ref: PL/26/0576 Removal/variation of conditions

Address: BLUE COLLAR CORNER, 15 HOSIER STREET, READING, RG1 7QL

Proposal: *Variation of condition 2, 3, and 13 of application PL/21/0540 (Construction of new food and drink quarter (constructed using shipping containers) including restaurants and cafes (Class E) and Bar (Sui Generis) and use of external spaces for erection of beach huts, seating, new terrace, refuse store, customer toilets, pergola, landscaping, boundary treatment and associated works) - To enable the continued operation of Blue Collar Bar beyond the initial 5 year limit imposed by Condition 2, provide additional waste storage and management details, and consequential amendments to condition 3 'approved plans'.*

Applicant: Blue Collar Group Ltd

Received date: 29 April 2026

Target Decision date: 27 August 2026 (agreed extension of time)

Case Officer: Anthony Scholes

1. SITE DESCRIPTION

This application relates to 'Blue Collar Corner' a sui generis food and drinking establishment which is operating pursuant to a time limited planning permission PL/21/0540 (FUL) given on 15 December 2021. The site is within the Reading Central Area, and is part of the allocated site under policy CR12e which seeks:

"Development on this site will result in a new residential community centred around an improved area of public open space and a high quality environment, with an improved entrance to the site from St Mary's Butts. The edges of the open space will be activated with retail, leisure and/or other main town centre uses such as hotel use, and development may also include some limited offices use..."

The long term or unlimited use of the site as a temporary and pop-up style eatery and drinking establishment would represent a conflict with the aim of Policy CR12e. The original approval (delegated to officers) was issued on the basis that the permission would need to be time limited to minimise the harm associated with the originally proposed use of the site.

2. PROPOSAL AND SUPPORTING INFORMATION

The applicant is seeking to vary condition 2 (time limitation on use of 5 years), 3 (approved plans), with consequential amendments to conditions 13 (waste storage, and management and maintenance) of planning permission PL/21/0540. Permission was granted on 15 December 2021 for a temporary period of 5 years (up to 15 December 2026).

The application has been submitted to extend the temporary use period, and the applicant had sought to either remove condition 2 entirely or to vary condition 2 to allow for 5 years of additional time for the temporary use whilst the wider regeneration of the site, pursuant to Policy CR12e are progressed.

The applicant has put forward the following reasoning for the proposed changes:

The Blue Collar Corner has become well-established since its opening in 2022 and is a welcome and beneficial addition to the streetscene, which has Reading Borough Council's (the Council) support and the ongoing existence of which has been accounted for in planning applications at Broad Street Mall and the wider Minster Quarter bid.

On this basis, the Applicant seeks permission from the Council to either:

1. Vary the time limit on the existing consent to ten years, i.e. extending the current time limit on the permission by five years, by varying the wording in Condition 2; or
2. To delete Condition 2 and remove the time limit on the consent

It is noted that the Council has lease provisions in place that can be invoked at relatively short notice and therefore control of the planning consent via a time limit is not considered strictly necessary, hence the option identified to remove Condition 2 should this now be considered appropriate.

...

Further, the Minster Quarter pre-application process has not yet started, but it likely to do so further to a Council decision to sell the land to McLaren Group in April 2026. It is considered that there will be a c. 3 year planning process prior to any construction starting, with current phasing identifying work commencing from west to east. As part of the current design and layout process, potential relocation of the Blue Collar Corner is being considered. In this regard, and given that lease provisions exist with the Council to require removal of the Blue Collar Bar, it is considered appropriate to either allow a further 5 year consent or to remove the time limit on the consent – controls over the development exist and it is therefore inappropriate to apply further restrictions that impact on the applicant's ability to plan properly in relation to ongoing operations.

The following documents were provided with the application:

Application form

The 'Boyer' Planning Statement

Supporting Statement from McLaren

Various Photos of bird and bat boxes

Location Plan

The 'Waste Management Plan: Blue Collar Corner

Received by the Local Planning Authority on 29th April 2026

Drawing No: SDS.BOY.001.002 - Blue Collar New Bin Store Structure Details

Drawing No: SDS.BOY.001.001 – Blue Collar New Bin Store Location Plan

Received by the Local Planning Authority on 10th July 2026

From a procedural perspective, relevant guidance from PPG is reproduced below:

Paragraph: 015 Reference ID: 17a-015-20140306

What is the effect of a grant of permission under section 73?

Permission granted under section 73 takes effect as a new, independent permission to carry out the same development as previously permitted subject to new or amended conditions. The new permission sits alongside the original permission, which remains intact and unamended. It is open to the applicant to decide whether to implement the new permission or the one originally granted.

A decision notice describing the new permission should be issued, setting out all of the conditions related to it. To assist with clarity decision notices for the grant of planning permission under section 73 should also repeat the relevant conditions from the original planning permission, unless they have already been discharged. Further information about conditions can be found in the [guidance for use of planning conditions](#).

As a section 73 application cannot be used to vary the time limit for implementation, this condition must remain unchanged from the original permission. If the original permission was subject to a planning obligation then this may need to be the subject of a deed of variation.

Paragraph: 017 Reference ID: 17a-017-20140306

Is there a definition of 'minor material amendment'?

There is no statutory definition of a 'minor material amendment' but it is likely to include any amendment where its scale and/or nature results in a development which is not substantially different from the one which has been approved.

Pre-application discussions will be useful to judge the appropriateness of this route in advance of an application being submitted.

Annex A: summary comparison table Paragraph: 019 Reference ID: 17a-019-20140306

What is the application considered against?

Development plan and material considerations, under section 38(6) of the 2004 Act, and conditions attached to the existing permission. Local planning authorities should, in making their decisions, focus their attention on national and development plan policies, and other material considerations which may have changed significantly since the original grant of permission.

In what form must the decision be issued?

Grant: new decision notice referring to the permission as being granted under s73, the conditions attached to the new permission and restating the conditions imposed on earlier permissions that continue to have effect.

3. CONSULTATIONS

The following were consulted:

- RBC Environmental Protection Officers

Initially requested further details of the proposed waste storage facility. Following plans showing the location and construction type of the enclosure, and review of the waste management strategy, no objections were raised.

- RBC Waste Operations

Initially requested further clarifications on the proposal, including details of access to the bin storage areas. The waste management strategy as proposed is considered suitable to manage the waste generated, and continued waste management, and additional collections if required would need to be managed to ensure waste is continued to be managed effectively.

- RBC Minster Quarter Programme Manager

We don't anticipate the main Phase 1 Minster Quarter works starting on site until circa mid 2029, with Phase 2 (where Blue Collar are located) following on after that. No objection to additional 5-year use period given lease restrictions allow the site to be taken under control of Council in the event it is required.

Two site notices were placed around the application site. No comments were received during the public consultation period.

4. RELEVANT PLANNING HISTORY

Reference	Site Address	Application Type	Description	Decision
PL/21/0540	Hosier Street, Reading, RG1 7JL	Full Planning Permission	Construction of new food and drink quarter (constructed using shipping containers) including restaurants and cafes (Class E) and Bar(Sui Generis) and use of external spaces for seating, new terrace, refuse store, public toilets, pergola, landscaping and associated works.	Approved 15 December 2021
PL/21/1307	Reading Market, Hosier Street, Reading	Consent to display an advertisement	1 x Entrance Fascia Sign, 1 x Roundel Sign on stair unit, 1 x Text sign on stair unit, 1 x Letter Sign	Approved, 20/01/2022
PL/22/0254	Hosier Street, Reading, RG1 7JL	Approval of details reserved by a condition	Application for approval of details reserved by conditions 9 (Management Strategy), 11 (Noise Assessment), 12 (Odour Assessment), 13 (Refuse and Recycling Stores), 14 (Biodiversity Enhancements), 18 (Security Strategy), 21 (Hard and Soft Landscaping), 22 (Delivery and Servicing Plan) of planning permission ref: 210540	Part Approved, 17/08/2022
PL/22/1367	Reading Market, Hosier Street, Reading	Approval of details reserved by a condition	Application for approval of details reserved by conditions 12 (Odour Assessment) and 15 (Lighting Scheme) of planning permission ref. 210540	Conditions Not Discharged, 23/01/2023
PL/22/1401	Land at Hosier Street, Reading	Approval of details reserved by a condition	Application for approval of details reserved by condition 21 (Hard and Soft Landscaping) of planning permission ref. 210540	Conditions Not Discharged, 06/03/2023

In addition, a recent application for development within the wider allocated site has been made:

Reference	Site Address	Application Type	Description	Decision
PL/26/0869	53, Former Thames Valley Police Station, Castle Street, Reading, RG1 7TH	Full Planning Permission	Full planning permission for the demolition of the existing building and the erection of a residential-led mixed-use development comprising 205 Use Class C3 residential units, with Use Class E and Sui Generis on the ground floor and with some elements at lower ground floor, plus public realm, hard and soft landscaping, access and servicing arrangements, cycle parking, and other associated works.	Under Consideration

5. EQUALITY ACT

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.

6. LEGAL AND PLANNING POLICY CONTEXT

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 Local Plan 2019.

As per the PPG, the local planning authority should, in making their decisions, focus their attention on national and development plan policies, and other material considerations which may have changed significantly since the original grant of permission.

The 'National Planning Policy framework' ("NPPF") August 2026 states clearly that its content is to be a material consideration of critical importance in the determination of applications. Due weight should be given to the adopted policies of the development plan according to their degree of consistency with the National Planning Policy Framework (NPPF). The closer the policies in the development plan are to the policies of the NPPF, the greater the weight that may be given to them. Accordingly, the NPPF (August 2026) and the following development plan policies and supplementary planning guidance are relevant to the determination of this application.

The application has been assessed against the following policies:

National

National Planning Policy Framework August 2026

National Planning Practice Guidance (2014 onward)

Reading Borough Local Plan 2019

CC1: PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

CC2: SUSTAINABLE DESIGN AND CONSTRUCTION

CC3: ADAPTATION TO CLIMATE CHANGE

CC5: WASTE MINIMISATION AND STORAGE

CC6: ACCESSIBILITY AND THE INTENSITY OF DEVELOPMENT

CC7: DESIGN AND THE PUBLIC REALM

CC8: SAFEGUARDING AMENITY

EN1: PROTECTION AND ENHANCEMENT OF THE HISTORIC ENVIRONMENT

EN2: AREAS OF ARCHAEOLOGICAL SIGNIFICANCE

EN3: ENHANCEMENT OF CONSERVATION AREAS

EN5: PROTECTION OF SIGNIFICANT VIEWS WITH HERITAGE INTEREST

EN6: NEW DEVELOPMENT IN A HISTORIC CONTEXT

EN9: PROVISION OF OPEN SPACE

EN10: ACCESS TO OPEN SPACE

EN12: BIODIVERSITY AND THE GREEN NETWORK

EN13: MAJOR LANDSCAPE FEATURES AND AREAS OF OUTSTANDING NATURAL BEAUTY

EN14: TREES, HEDGES AND WOODLAND

EN16: POLLUTION AND WATER RESOURCES

EN17: NOISE GENERATING EQUIPMENT

TR1: ACHIEVING THE TRANSPORT STRATEGY
TR3: ACCESS, TRAFFIC AND HIGHWAY-RELATED MATTERS
TR4: CYCLE ROUTES AND FACILITIES
TR5: CAR AND CYCLE PARKING AND ELECTRIC VEHICLE CHARGING
RL1: NETWORK AND HIERARCHY OF CENTRES
RL2: SCALE AND LOCATION OF RETAIL, LEISURE AND CULTURE DEVELOPMENT
CR1: DEFINITION OF CENTRAL READING
CR2: DESIGN IN CENTRAL READING
CR3: PUBLIC REALM IN CENTRAL READING
CR4: LEISURE, CULTURE AND TOURISM IN CENTRAL READING
CR5: DRINKING ESTABLISHMENTS IN CENTRAL READING
CR12e: WEST SIDE MAJOR OPPORTUNITY AREA - HOSIER STREET

Supplementary Planning Documents

Sustainable Design and Construction SPD 2019
Revised Parking Standards and Design SPD 2011
Minster Quarter Area Outline Development Framework 2018

Other Guidance

PPG in relation to use of planning conditions

Local Plan Update

The current version of the Local Plan (adopted in November 2019) turned five years old on Tuesday 5th November 2024. The Local Plan was reviewed in March 2023 and around half of the policies in the plan are considered still up to date. However, the rest needs to be considered for updating to reflect changing circumstances and national policy. A consultation version of the draft updated version of the Local Plan was published on 6th November 2024. Subsequent to this consultation a submission draft was sent to the Secretary of State on 9th May 2025. At the time of writing, the examination-in-public of the partial update to the local plan having taken place.

Although there is a five-year period for carrying out a review of a plan after it is adopted, nothing in the NPPF or elsewhere says that policies automatically become “out of date” when they are five years old. It is a matter of planning judgement rather than legal fact whether a plan or policies within it are out-of-date. This will depend on whether they have been overtaken by things that have happened since the plan was adopted, either on the ground or through changes in national policy, for example.

Officer advice in respect of the Local Plan policies pertinent to this application is that they remain in accordance with national policy and that the objectives of those policies remains very similar in the submission draft updated Local Plan. Therefore, they can continue to be afforded weight in the determination of this planning application and are not considered to be ‘out of date’.

7. APPRAISAL

Principle

The majority of the matters assessed previously (as per Appendix A) are considered to be unchanged, except in relation to the duration of the proposed use.

It is acknowledged that there has been limited progress on the development of the wider allocated development site CR12e, and indeed no planning application has been made for the majority of the site(s) forming the Minster Quarter redevelopment area. Whilst there is work underway on extensions to the Hexagon Theatre and a submitted application for the redevelopment of the former Thames Valley

Police Station site indicating some progress towards the delivery of Policy CR12e, it is considered that the continued use of the application site as an economically and socially beneficial meanwhile use would not prejudice the comprehensive redevelopment objectives for the area in the short term. At 0.054ha the application site is a relatively small parcel of land in the context of the size of the area covered by both the Hosier Street sub area and the wider West Side Major Opportunity Area and Minster Quarter Outline Development Framework (MQODF) area designations.

It is acknowledged that the Applicant seeks either the removal of the temporary condition in its entirety or, alternatively, a further five-year extension of the permission beyond its current expiry date. In respect of the removal of the time limitation entirely, officers consider that the permanent retention of the development would fundamentally alter the basis upon which planning permission PL/21/0540 was originally granted. The original officer assessment clearly accepted the principle of the development only as a temporary meantime use pending comprehensive redevelopment of the wider allocation. A permanent approval would therefore undermine the objectives of Policy CR12e and is not considered to represent a minor material amendment capable of being considered through a Section 73 application.

Since the grant of the original temporary planning permission, the development of the wider area has been progressing. Information provided by the Council's Minster Quarter Programme Manager confirms that Phase 1 redevelopment works are not anticipated to commence until approximately mid-2029, with Phase 2, within which the application site is located, following thereafter. As such, the original assumption that redevelopment would be substantially progressed within the initial five-year permission period has not materialised.

The site has now operated successfully since 2022 and has become an established destination within Central Reading, contributing to the vitality and attractiveness of the town centre in accordance with Policies CR4 and CR5. No objections have been received in response to consultation on this application, and there is no evidence that the continued operation of the use has resulted in unacceptable amenity, highway, waste or environmental impacts that would justify requiring cessation of the use at the current expiry date.

Under the National Planning Policy Guidance (Use of Planning Conditions - Para: 014 Reference ID: 21a-014-20140306) it states that although a temporary planning permission may be appropriate "to enable the temporary use of vacant land or buildings prior to any longer-term proposals coming forward (a 'meanwhile use'). It will rarely be justifiable to grant a second temporary permission (except in cases where changing circumstances provide a clear rationale, such as temporary classrooms and other school facilities). Further permissions can normally be granted permanently or refused if there is clear justification for doing so. There is no presumption that a temporary grant of planning permission will then be granted permanently.

In addition, National decision-making policy L2:1c (Making effective use of land). states that:

"Substantial weight should be given to the benefits where a development would achieve one of the following: ... c. Making effective use of previously developed land and buildings through temporary uses, in situations where alternative development is anticipated within a reasonable period (including as a result of the land being allocated for an alternative purpose in the development plan ..."

Officers have also considered whether there would be any planning merit in granting a shorter temporary extension. However, given the redevelopment programme currently identified for the Minster Quarter, there is no realistic prospect of the application site being required for redevelopment within the immediate future. A shorter extension would be likely to necessitate a further planning application before the site is required for redevelopment, creating unnecessary uncertainty for the operator and administrative burden without delivering any corresponding planning benefit. The proposed temporary period until 15 December 2031 is therefore considered to provide an appropriate balance between

supporting the continued beneficial use of the site and maintaining planning control over the long-term redevelopment of the wider allocation.

There is significant weight to the economic, social and placemaking benefits arising from the continued occupation of the site, including its contribution to town centre vitality, footfall and the activation of a prominent development site that might otherwise remain vacant pending comprehensive redevelopment. These benefits are considered to outweigh any limited conflict arising from the continuation of a temporary use within the allocated site, particularly given the absence of evidence that the proposal would delay, frustrate or otherwise compromise delivery of the wider redevelopment objectives of Policy CR12e.

Given the current redevelopment programme for the wider allocation, officers consider that a further temporary extension until 15 December 2031 would support the continued operation of a successful meanwhile use whilst safeguarding the long-term delivery of the comprehensive redevelopment sought by Policy CR12e and NPPF decision making policy L2:1c. The continued temporary use would not prejudice implementation of the allocation and would ensure the site remains active and positively managed pending redevelopment proposals, and would not prejudice the operation of the lease provisions, including the Council's separate ability, in this instance, to secure vacant possession should the site be required for redevelopment.

The proposed extension is therefore regarded as an exceptional circumstance, justified by the postponement of the wider redevelopment programme and the demonstrable success of the meanwhile use, rather than as an indefinite rolling series of temporary permissions. This ensures that the development remains consistent with both the strategic objectives of Policy CR12e and the overarching objective of securing the effective use of previously developed land pending comprehensive redevelopment.

Amended Plans

The application includes amended plans showing the location and construction details of an additional enclosed waste storage area. The revised facility has already been incorporated into the operation of the site and is intended to improve waste segregation, storage capacity and collection arrangements.

The amended plans are limited in scope and do not alter the overall layout, appearance or function of the development beyond the provision of enhanced waste storage facilities. The proposed changes are considered minor in nature and would not give rise to any adverse visual, operational or amenity impacts. It is therefore appropriate for these plans to be incorporated within the list of approved drawings through an amendment to Condition 3.

Waste Storage and Management

Condition 13 of planning permission PL/21/0540 required the submission of details relating to refuse and recycling storage. In support of the current application, the applicant has submitted a Waste Management Plan together with detailed drawings of the new refuse storage enclosure.

The Council's Environmental Protection Officers and Waste Operations Team initially sought clarification and additional information regarding the waste storage arrangements. Following submission of the amended plans and supporting details, no objections have been raised. Consultees are satisfied that the proposed storage provision, collection arrangements and management procedures are capable of accommodating waste generated by the development.

The submitted Waste Management Plan includes details relating to waste segregation, collection frequencies, cleaning regimes and vermin control measures. Officers consider that the proposed

arrangements represent an improvement over the previously approved position and provide suitable arrangements for the management of waste arising from the use.

The proposed amendments to Conditions 3 and 13 would therefore ensure that the revised waste storage facilities and management arrangements are formally secured.

Other amended conditions

Landscaping

The original approval required the applicant to provide full details of landscaping prior to commencement of the development, and to implement the landscaping in accordance with those details. It is noted that the development commenced prior to seeking approval of details required by numerous conditions. Two separate applications to discharge conditions relating to landscaping were made to the LPA (PL/22/0254 and PL/22/1401). Both letters associated with these discharge of conditions applications noted that the details which were provided would have been acceptable, though could not have been discharged due to the timing of those applications. The latter of which PL/22/1401, provided an acceptable arrangement of landscaping which superseded the previous (PL/22/0254).

The approved details notably included planting within planter boxes on the northern boundary, and surrounding the bin storage area, this would soften the appearance of the development toward Hosier Street. Various other planter boxes with planting are also sought throughout the site.



Figure 1 - Extract from landscaping plan

This landscaping plan, despite being endorsed in 2023, does not appear to have been fully implemented. For certainty, the proposed landscaping condition is updated to ensure compliance with these details. It would remain possible that enforcement action for a breach of condition could be initiated by the LPA.

Other Matters

Time Limit

Original condition 1 required the development to commence within 3 years of the date of the permission. This condition is no longer relevant as below.

Compliance with previously approved details

In addition to the above, the following conditions are updated to reflect the various approval of conditions applications (PL/22/0254, PL/22/1367 and PL/22/1401) which endorsed the details to be included with the

updated conditions, albeit without formally discharging the conditions due to the late timing of those applications. Therefore the following conditions have been updated to reflect that additional information: Security, Management, & Licensing Strategy (condition 9), Noise Assessment (Condition 11), Odour Management (Condition 12), Biodiversity Enhancements (Condition 14), External Lighting (Condition 15), CCTV Strategy (Condition 18), and Delivery and Servicing (Condition 22).

8. CONCLUSION

The application seeks a variation of conditions attached to planning permission PL/21/0540 to extend the temporary operation of Blue Collar Corner until 15 December 2031 and to regularise revised waste storage and management arrangements.

The continued temporary use would not prejudice delivery of the wider regeneration objectives of Policy CR12e and would enable the site to continue making a positive contribution to the vitality and attractiveness of Central Reading pending comprehensive redevelopment of the Minster Quarter. The amended waste storage arrangements are considered satisfactory, and conditions will ensure ongoing compliance (failure to comply would result in enforcement action).

Having regard to the development plan, national planning policy and all other material considerations, officers conclude that the proposed variation of conditions is acceptable and planning permission should be granted subject to the amended conditions set out below.

9. RECOMMENDATION

Grant planning permission under Section 73 to vary Conditions 2, 3 and 13 of planning permission PL/21/0540, subject to the conditions set out below.

In line with the PPG, all of the original conditions (as part of PL/21/0540) are reproduced below in **blue**, with the altered worded conditions (bearing in mind the PPG) in **red**. Officer notes explaining the changes are also detailed in **green**.

1. 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.

Condition 1 of the original planning permission (3 years for implementation - Ref PL/21/0540 (FUL)) is no longer relevant, as the permission has already begun.

Officer note: The altered condition is self-explanatory.

2. The use of the land hereby approved shall cease, all structures, buildings, plant, materials and all other equipment related to the use hereby permitted shall be removed from the land and the site shall be restored to its former condition on or before **five years 15 December 2031** ~~from the date of this planning permission~~ in accordance with a scheme of works which shall first have been submitted to and approved in writing by the Local Planning Authority.

REASON: The proposed uses and type of buildings are not ones that the Local Planning Authority is prepared to approve in this location other than for a limited period, having regard to the materials and type of structure proposed. Permission is only given because of the appearance of the buildings proposed in accordance with Policy CC7 and CR2 of the Reading Borough Local Plan 2019.

Officer note: This condition has been amended to reflect the extended period for which the use is permitted to operate.

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

Drawing No.s:

- P20-2701-01 – Access Detail

Received by the Local Planning Authority on 15th December 2021

- P20-0271_02 Rev A – Landscape Masterplan (sheet 1 of 2) - P20-0271_02 Rev A – Landscape Masterplan (sheet 2 of 2)

Received by the Local Planning Authority on 16th November 2021

- P20-0271 Rev A – Swept Path Analysis of a 7.5T Panel Van

Received by the Local Planning Authority on 15th November 2021

- A 03 – Front Elevation Version 3 of 3

- A 04 – Front Elevation W/O Boundary Version 3 of 3

- A 07 – Rear Elevation Version 3 of 3

Received by the Local Planning Authority on 13th April 2021

- A 05 – Elevation A – Left

- A 06 – Elevation A – Right

- A 12 – Plan and Elevation of Toilet Block & Deck

- A 13 – Plan and Elevation of 'Beach Huts'

- A 14 – Container Detailing

- A 15 – Boundary Panel Detailing

Received by the Local Planning Authority on 28th May 2021

- Block Plan & Site Location Plan

Received by the Local Planning Authority on 12th April 2021

The 'Waste Management Plan: Blue Collar Corner

Received by the Local Planning Authority on 29th April 2026

Drawing No: SDS.BOY.001.002 - Blue Collar New Bin Store Structure Details

Drawing No: SDS.BOY.001.001 – Blue Collar New Bin Store Location Plan

Received by the Local Planning Authority on 10th July 2026

For the avoidance of doubt, the details shown on the plans received on 10 July 2026 are approved solely insofar as they relate to the location of the bin storage facility. In all other respects, the approved scheme shall accord with the 'Landscape Masterplan' received on 16 November 2021, which shall prevail in the event of any conflict between the approved plans.

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

Officer note: This condition has been amended to include plans, and supporting information submitted with this application, and to clarify that the new plans are only approved insofar as they relate to the bin storage facility location.

4. For the avoidance of doubt, this planning permission is for a mixed (sui generis) planning use and the uses approved are E(b) sale of food and drink and sui generis bar use. The proportions of floor area allocated to both the E(b) sale of food and drink and sui generis bar use hereby permitted shall not exceed that shown on the approved plans.

REASON: In order for the Local Planning Authority to control the extent of any bar function and any potential noise/disturbance, in the interests of the amenities of the area and in accordance with policies EN16, CC8 and CR5 of the Reading Borough Local Plan 2019.

Officer note: No change.

5. Notwithstanding the approved plans in Condition 3 above, the development hereby approved shall not include any ancillary sui generis bars or any other additional dedicated alcohol serving facilities beyond that shown on the approved plans.

REASON: as the proliferation of bar facilities within the development is considered likely to be detrimental in terms of anti-social behaviour in this area and therefore a risk to public security in accordance with Policies EN16, CC8 and CR5 of the Reading Borough Local Plan 2019.

Officer note: No change.

6. The development hereby permitted shall not be used by members of the public outside the hours of 1100-2300.

REASON: In order to protect local residents from unreasonable disturbance arising from the proposed development in accordance with Policies EN2 and EN16 of the Reading Borough Local Plan 2019.

Officer note: No change.

7. For the avoidance of doubt, this planning permission allows no breaking of concrete slab or works within unmade ground within the application site.

REASON: As such may have impacts on below-ground contamination and archaeological considerations which have not been assessed in the planning application in accordance with Policies EN2 and EN16 of the Reading Borough Local Plan 2019

Officer note: No change.

8. The materials to be used in the construction of the external surfaces of this development shall be as specified on the Pegasus Group Materials Schedule Food and Drink Quarter, Reading Market ref. P20-0271 dated and received by the Local Planning Authority on 17th November 2021.

REASON: In the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policies CC7 and CR2 of the Reading Borough Local Plan 2019.

Officer note: No change.

9. No development hereby permitted shall be occupied or use first commenced until a management strategy has been submitted to and approved in writing by the local planning authority. The strategy shall inter alia include management, patrolling and operational arrangements for the duration of the use. The development shall thereafter only be operated in accordance with the approved strategy for the duration of the use.

REASON: In the interests of ensuring the proper and safe operation of the use in accordance with Policies CC7

The operation of the development shall be in accordance with the approved Security, Management & Licensing Strategy which shall be adhered to for the duration of the use hereby approved (as per application PL/22/0254 (APPCON), as approved on 17/08/2022) the 'Pegasus Group' Hosier Street Food and Drink Quarter - Security, Management & Licensing Strategy as received by the Local Planning Authority on 22nd February 2022.

REASON: In the interests of ensuring the proper and safe operation of the use in accordance with Policies CC7

Officer note: Updated to reflect previously submitted details.

10. The measures within the approved Pegasus Group Construction Method Statement ref. AR P20-0271 dated 16th November 2021 and received by the Local Planning Authority on 17th November 2021 shall be adhered to throughout the whole of the construction period unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of protecting the amenity of local land uses or neighbouring residents, the character of the area and highway safety in accordance with Policies CC8, EN16 and TR3 of the Reading Borough Local Plan 2019.

Condition 10 of the original permission is no longer relevant, as the development has been constructed.

Officer note: This amendment is self explanatory.

11. No mechanical plant shall be installed until a noise assessment of the proposed mechanical plant has been submitted and approved by the Local Planning Authority. The assessment shall be carried out for in accordance with BS4142:2014 methodology. The predicted specific sound level (LAeq,TR) (with reference to BS:4142) as measured at a point 1 metre external to the nearest noise-sensitive facade shall be at least 10dB below the pre-existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation. The predicted rating level, LAr,Tr (specific sound level plus any adjustment for the characteristic features of the sound) as measured at a point 1 metre external to the nearest noise-sensitive façade (habitable window of a dwelling) shall not exceed the pre-existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation. The plant shall thereafter only be installed in accordance with the assessment and shall thereafter be maintained so that it operates to the same standard.

REASON: To safeguard the amenities of the adjoining premises and the area generally, in accordance with Policy CC8 and EN17 of the Reading Borough Local Plan 2019.

The operation of the development shall be in accordance with the approved Noise Assessment (as per application PL/22/0254 (APPCON), as approved on 17/08/2022) Joynes Nash - Noise Assessment - Plant Noise Assessment - Land Off Hosier Street Reading Version 2.1 (February 2022) Received by the Local Planning Authority on 22nd February 2022.

REASON: To safeguard the amenities of the adjoining premises and the area generally, in accordance with Policy CC8 and EN17 of the Reading Borough Local Plan 2019.

Officer note: Updated to reflect previously submitted details.

12. No development hereby permitted shall be occupied or its use first commenced until an odour assessment has been carried out and a detailed odour management plan to include scaled plans, odour control specifications and a maintenance plan has been submitted to and approved in writing by the Local Planning Authority. Reference shall be made to the DEFRA guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems (Jan 2005) when assessing potential odours and selecting appropriate odour control methods. Thereafter, the development shall not be carried out other than in accordance with the approved scheme unless otherwise agreed in writing by the Local Planning Authority.

REASON: These details are required due to insufficient information being contained within this submission and to safeguard the amenity of adjoining properties and to protect the general environment in accordance with Policy CC8 of the Reading Borough Local Plan 2019

The operation of the development shall be in accordance with the approved Odour Management Plan (as per application PL/22/1367 (APPCON), as approved on 23/01/2023) Joynes Nash Odour Management Plan ref. Land off Hosier Street Reading Version 1.2 (September 2022) Received by the Local Planning Authority on 14th September 2022.

REASON: to safeguard the amenity of adjoining properties and to protect the general environment in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

Officer note: Updated to reflect previously submitted details.

13. No development hereby permitted shall be occupied or its use first commenced until details of refuse and recycling bin stores have been submitted to and approved in writing by the Local Planning Authority. The details shall include measures to prevent pests and vermin accessing the bin stores. The approved bin storage, including pest and vermin control measures, shall be provided in accordance with the approved details prior to first occupation of the development and shall not be used for any purpose other than bin storage at all times thereafter.

The refuse and recycling facilities shown on the approved plans shall be retained and maintained for the lifetime of the use hereby permitted. Waste shall be managed in accordance with the approved Waste Management Plan: Blue Collar Corner and the bin stores shall not be used for any purpose other than the storage of refuse and recycling. Upon cessation of the use, the facilities shall be removed in accordance with Condition 2.

REASON: To ensure that adequate provision is made for the storage and collection of refuse in accordance with Policy CC5 and EN16 of the Reading Borough Local Plan 2019.

Officer note: Updated to secure compliance with the waste storage and collection, as well as management details as provided with this application

14. No development hereby permitted shall be occupied or its use first commenced until details of biodiversity enhancements, to include integrated bird and bat boxes on and around the new structures and native and wildlife friendly landscaping shall be submitted to and approved in writing by the Local Planning Authority. The approved biodiversity enhancements shall be installed in full prior to occupation of the development and retained as such thereafter for the lifetime of the development.

REASON: To incorporate biodiversity in and around developments in accordance with Policy EN12 of the Reading Borough Local Plan 2019.

The measures within the approved Biodiversity Enhancements Plan (as per application PL/22/0254 (APPCON), as approved on 17/08/2022) Drawing no. P20-0271_03 Rev A – Detailed Hard and Soft Landscape Proposals Received by the Local Planning Authority on 22d February 2022 shall be maintained for the duration of the use hereby permitted.

REASON: to safeguard the amenity of adjoining properties and to protect the general environment in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

Officer note: Updated to reflect previously submitted details.

15. No development hereby permitted shall be occupied or its use first commenced until an external lighting scheme for the development and how this has been designed to not adversely affect wildlife has been submitted to and approved in writing by the Local Planning Authority. The report shall include the following:

- a) a plan indicating the locations of the lights, specifications, height, luminance; lens shape/beam pattern and orientation and any hoods/shades and hours of operation
- b) a report detailing how the lighting scheme has been designed to not adversely affect wildlife including a layout plan with beam orientation, schedule of equipment, measures to avoid glare and an isolux contour map showing light spillage to 1 lux onto the adjacent areas

The approved external lighting scheme shall be implemented in full prior to occupation of the development and the external lighting shall thereafter be maintained and operated in accordance with the approved details only. retained as such thereafter for the lifetime of the development.

REASON: To ensure that wildlife is not adversely affected by the proposed development and to provide suitable levels of surveillance in line with Policies EN12 and CC7 of the Reading Borough Local Plan 2019.

The measures within the approved External Lighting Plan and supporting documents (as per application PL/22/1367 (APPCON)), as approved on 23/01/2023, being:

- Strenger Ecological Light Survey ref. Market Hosier Street, Reading (14th September 2022)
- Drawing no. SK-01 – Light Monitoring Location Plan
- Pegasus Group Letter ref. P20-0271 (13th September 2022)

Received by the Local Planning Authority on 14th September 2022T

- Email ref. 221367 – Hosier Street Reading – Condition 15 (External Lighting)

Received by the Local Planning Authority on 8th December 2021 at 14:34

shall be maintained and operated in accordance with those details for the duration of the use hereby approved.

REASON: To ensure that wildlife is not adversely affected by the proposed development and to provide suitable levels of surveillance in line with Policies EN12 and CC7 of the Reading Borough Local Plan 2019.

Officer note: Updated to reflect previously submitted details.

16. No live amplified music performances or live amplified singing performances shall take place at the premises other than between the hours of 1100 to 2200 on Thursdays, Fridays, Saturdays and Sundays. There shall be no more than 1 (one) live amplified music performance per month and no more than 1 (one) amplified live singing act (with acoustic instrument) per week.

REASON: The area is relatively secluded, lacking natural surveillance and is an identified area for anti-social behaviour in central Reading. For these reasons, it is important that the Local Planning Authority maintains strict control over general noise associated with the five-year temporary use hereby approved, in the interests of the amenity, security, usability and vitality of the town centre public realm/public and neighbour amenities in accordance with Policies CC7, CC8 and EN16 of the Reading Borough Local Plan 2019

Officer note: No change.

17. No amplified playing of recorded music shall take place at the premises other than between the hours of 1100 to 2300 on Thursdays, Fridays, Saturday and Sundays.

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

Officer note: No change.

18. No development hereby permitted shall be occupied or its use first commenced until a security strategy has been submitted to and approved in writing by the Local Planning Authority. The details shall include CCTV (including the number of cameras to achieve full site coverage with confirmation of the monitoring and recording arrangements) and arrangements to secure all related street furniture (bins, planters, etc.) at night. The development shall thereafter only be undertaken in accordance with the approved strategy, which shall be retained for the duration of the development.

REASON: to ensure that the development is suitable in terms of on-site security and creates a safe and accessible environment and is subject to suitable levels of CCTV coverage in accordance with Policy CC7.

The measures within the approved Security Strategy shall be adhered to for the duration of the use hereby approved (as per application PL/22/0254 (APPCON), as approved on 17/08/2022) the 'Pegasus Group' - Hosier Street Food and Drink Quarter - Security, Management & Licensing Strategy Received by the Local Planning Authority on 22nd February 2022.

REASON: To ensure that the development is suitable in terms of on-site security and creates a safe and accessible environment and is subject to suitable levels of CCTV coverage in accordance with Policy CC7.

Officer note: Updated to reflect previously submitted details.

19. Deliveries, collection of empty bottles and waste collections shall not be carried out between the hours of 20:00 to 08:00 Monday to Saturdays and 20:00 to 10:00 on Sundays and Bank Holidays.

REASON: In order to protect local residents from unreasonable disturbance arising from the use in accordance with Policy CC7 and CC8 of the Reading Borough Local Plan 2019.

Officer note: No change.

20. The development hereby permitted shall not be carried out other than in accordance with the Pegasus Group Litter Strategy – Food and Drink Quarter, Reading Market ref. P20-0271 dated and received by the Local Planning Authority on 17th November 2021.

REASON: To safeguard the amenities of the adjoining premises and the area generally, in accordance with Policy CC7 and EN16 of the Reading Borough Local Plan 2019

Officer note: No change.

21. No development hereby permitted shall be occupied or its use first commenced until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. This scheme shall specify means of treatment for hard surfaced areas, means of enclosure including mammal gaps where appropriate, specify species, planting sizes, spacing and numbers of trees/shrubs to be planted tree pit and tree planter specifications, and must include a maintenance programme detailing all operations to be carried out in order to allow successful establishment and maintenance of planting covering a period of 5 years.

Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s) or in accordance with a timetable agreed in writing with the Local Planning Authority. Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, to be agreed in writing by the Local Planning Authority.

REASON: In the interest of ensuring that the landscaping of the development enhances the visual local environment and in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

The measures within the approved Landscaping Strategy documents (as per application PL/22/1401 (APPCON), as approved on 6/03/2023) being:

- Reading Market Quarter – Soft Landscape Management & Maintenance Plan ref. P20-0271_04B (February 2023)

Received by the Local Planning Authority on 6th March 2023

- Drawing no. P20-0271_02 Rev C (03/02/2023) – Landscape Masterplan (sheet 1 of 2)
- Drawing no. P20-0271_02 Rev C (03/02/2023) – Landscape Masterplan – First Floor (sheet 2 of 2)
- Drawing no. P20-0271_03 Rev C (03/02/2023) – Detailed Hard and Soft Landscape Proposals
Received by the Local Planning Authority on 9th February 2023

the approved Landscaping Strategy shall be provided and maintained for the duration of the use hereby approved.

REASON: In the interest of ensuring that the landscaping of the development enhances the visual local environment and in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

Officer note: Updated to reflect previously submitted details, it is noted that the development has not been constructed in accordance with these details at this time.

22. No development hereby permitted shall be occupied or its use first commenced until a Delivery and Servicing Plan to manage how vehicles shall access the development without creating safety concerns and congestion based on the anticipated number of vehicle trips associated with delivery and servicing vehicles and details for the development has been submitted to the Local Planning Authority for approval in writing. The Delivery and Servicing Plan shall be based only upon vehicles no larger than 7.5 tonne panel vans servicing and delivering to the site. Thereafter deliveries and servicing will be carried out in accordance with the approved Delivery and Servicing Plan.

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

The operation of the development shall be in accordance with the Delivery and Servicing Plan (as per application PL/22/0254 (APPCON), as approved on 17/08/2022) The 'Pegasus Group' – Food and Drink Quarte and Reading Market – Delivery and Servicing Plan ref. P20-0271 (January 2022) Received by the Local Planning Authority on 22nd February 2022.

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.

Officer note: No change, condition previously discharged by application PL/22/0254.

23. No construction, demolition or associated deliveries shall take place outside the hours of 0800hrs to 1800hrs Mondays to Fridays, and 0800hrs to 1300hrs on Saturdays, and not at any time on Sundays and Bank or Statutory Holidays without prior written approval from the Local Planning Authority.

REASON: In order to protect occupiers of nearby properties from unreasonable disturbance from works connected with implementing this permission in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

Officer note: No change.

24. No materials or green waste produced as a result of the clearance of the site, demolition works or construction works associated with the development hereby approved shall be burnt on site.

REASON: In the interests of air quality, the amenity of neighbours, and to promote more sustainable approaches to waste management in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

Officer note: No change.

INFORMATIVES

1. The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the prescribed target or agreed extended timescale for the decision to be issued.
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2. 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.
2. 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.
3. Your attention is drawn to the potential requirement for submission of a Building Regulations application for the proposed development. Please contact Building Control on 0118 937 2449 for advice.
4. 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.
5. 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>
6. You are advised that a record of adherence to the approved method statement and other required records are essential to allow the discharge of the condition at the end of the development. Failure to provide periodic photographic evidence may prevent the discharge of the condition.

Officer note: No change to informatives.

Appendix A – PL/21/0540 (FUL) - Officers Report

DELEGATED APPLICATION REPORT - Application No. 210540/FUL

Address:

Proposal: Construction of new food and drink quarter (constructed using shipping containers) including restaurants and cafes (Class E) and Bar (Sui Generis) and use of external spaces for seating, new terrace, refuse store, public toilets, pergola, landscaping and associated works

Case officer: Matt Burns

Site Description and Surrounding Area

The site is located on the south side of Hosier Street and consists of an area of hardstanding currently used as a storage area for the Hosier Street Market which is not accessible to the general public. The Site covers an area of 542.6 m² surrounded by modern brick walling, metal fencing and timber boarding. There are two portacabins to the eastern part of the site.

The site is located outside of but on the boundary with the St Marys Butts / Castle Street Conservation Area and around 80m west of the Grade II star listed St Marys Church. To the north of the site is the rear pedestrian entrance to Broad Street Mall and the rear of the commercial units which front on to St Marys Butts to the east. To the south of the site is a grass verge and entrance ramp to Broad Street Mall Car Park from Castle Street.

The site is located within the Councils Minster Quarter Area as part of the Minster Quarter Development Framework (2018) which outlines future development aspirations for the area setting out that the Minster Quarter Area will be a distinctive and high-quality, high density, mixed use area within Reading's Central Core. The area will portray a unique character and sense of place retaining the historical associations of the area and its wider environs, providing high quality public realm, both through the enhancement of existing public spaces adjacent to the site and the provision of new spaces that provide a setting and focus for new development.

The site is also located within the Central Core and Office Core Areas of the town centre, within the Primary Shopping Area and an Air Quality Management Area (AQMA) as defined by the Reading Borough Local Plan 2019.

Proposal

The application seeks planning permission for the redevelopment of a 542.6 m² (0.054 ha) storage area into a food and drink quarter with associated structures and hard and soft landscaping. The proposals would operate alongside the existing market outside of the site boundaries, but which form part of the wider site under the control of the applicant.

More specifically the proposals include:

- Clearing of the site, including portacabins, fencing and rubbish;
- Installation of 7no. shipping containers and the refurbishment and decoration of these to provide temporary commercial units, a bar and toilet facilities;
- Installation of 5no. beach huts for use in association with the commercial units;

- Provision of outside seating at ground floor level and additional seating at first floor level (on top of the shipping containers);
- Erection of 2no. staircases to enable access to additional seating areas above the shipping containers;
- Construction of a covered pergola across most of the ground floor level, with this to be decorated with plant, vines and festoon lighting;
- Creation of a pedestrian access point at the northern boundary of the site (to accompany existing disabled and emergency vehicle access points) with an entrance gate and signage;
- Erection of 6ft-high fencing around the perimeter of the site,
- Construction of a partitioned refuse store and storage in the north-west corner of the Site;
- Introduction of soft landscaping throughout the site.

Plans Considered

Drawing No.s:

- P20-2701-01 - Access Detail

Received by the Local Planning Authority on 15th December 2021

- P20-0271_02 Rev A - Landscape Masterplan (sheet 1 of 2)

- P20-0271_02 Rev A - Landscape Masterplan (sheet 2 of 2)

Received by the Local Planning Authority on 16th November 2021

- P20-0271 Rev A - Swept Path Analysis of a 7.5T Panel Van

Received by the Local Planning Authority on 15th November 2021

- A 03 - Front Elevation Version 3 of 3

- A 04 - Front Elevation W/O Boundary Version 3 of 3

- A 07 - Rear Elevation Version 3 of 3

Received by the Local Planning Authority on 13th April 2021

- A 05 - Elevation A - Left

- A 06 - Elevation A - Right

- A 12 - Plan and Elevation of Toilet Block & Deck

- A 13 - Plan and Elevation of 'Beach Huts'

- A 14 - Container Detailing

- A 15 - Boundary Panel Detailing

Received by the Local Planning Authority on 28th May 2021

- Block Plan & Site Location Plan

Received by the Local Planning Authority on 12th April 2021

Relevant Planning History

Application Site

211307/ADV - 1 x Entrance Fascia Sign, 1 x Roundel Sign on stair unit, 1 x Text sign on stair unit, 1 x Letter Sign - Under Consideration.

Adjacent Site

A five-year temporary planning permission was granted for a similar development directly opposite the site on the other side of Hosier Street (known as South Court of Broad Street Mall) (application ref 171230) in January 2018.

Consultation Responses

RBC Transport - No objection subject to conditions to secure submission and approval of a servicing and deliveries plan and to secure that the development is implemented in accordance with the submitted construction method statement.

RBC Natural Environment - No objection subject to a condition to secure submission and approval of a detailed scheme of hard and soft landscaping.

RBC Environmental Protection - No objection subject to conditions to secure submission and approval of scheme of ventilation and extraction and details of bin stores including pest and vermin control measures.

RBC Licensing - No objection.

Ecology - No objection subject to conditions to submission and approval of a scheme of biodiversity mitigation and enhancement and external lighting scheme prior to commencement of development.

Thames Valley Police Crime Prevention Design Advisor - No objection subject to a condition to secure submission and approval of an external lighting scheme prior to commencement of development.

Berkshire Archaeology - No objection.

Public Consultation

Broad Street Mall, The Sun Public House and St Marys Church were notified of the application by letter and a site notice was displayed at the application site.

One letter of support has been received commenting that the proposals would rejuvenate this part of the town centre.

Equality Act

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. Material considerations include relevant policies in the National Planning Policy framework (NPPF) - among them

the 'presumption in favour of sustainable development'. However, the NPPF does not change the statutory status of the development plan as the starting point for decision making. LBCA 1990 also relevant in terms of impacts on heritage assets.

Accordingly, the National Planning Policy Framework and the following development plan policies and supplementary planning guidance are relevant:

Reading Borough Local Plan 2019

CC1: PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT
CC2: SUSTAINABLE DESIGN AND CONSTRUCTION
CC3: ADAPTATION TO CLIMATE CHANGE
CC5: WASTE MINIMISATION AND STORAGE
CC6: ACCESSIBILITY AND THE INTENSITY OF DEVELOPMENT
CC7: DESIGN AND THE PUBLIC REALM
CC8: SAFEGUARDING AMENITY
EN1: PROTECTION AND ENHANCEMENT OF THE HISTORIC ENVIRONMENT
EN2: AREAS OF ARCHAEOLOGICAL SIGNIFICANCE
EN3: ENHANCEMENT OF CONSERVATION AREAS
EN5: PROTECTION OF SIGNIFICANT VIEWS WITH HERITAGE INTEREST
EN6: NEW DEVELOPMENT IN A HISTORIC CONTEXT
EN9: PROVISION OF OPEN SPACE
EN10: ACCESS TO OPEN SPACE
EN12: BIODIVERSITY AND THE GREEN NETWORK
EN13: MAJOR LANDSCAPE FEATURES AND AREAS OF OUTSTANDING NATURAL BEAUTY
EN14: TREES, HEDGES AND WOODLAND
EN16: POLLUTION AND WATER RESOURCES
EN17: NOISE GENERATING EQUIPMENT
TR1: ACHIEVING THE TRANSPORT STRATEGY
TR3: ACCESS, TRAFFIC AND HIGHWAY-RELATED MATTERS
TR4: CYCLE ROUTES AND FACILITIES
TR5: CAR AND CYCLE PARKING AND ELECTRIC VEHICLE CHARGING
RL1: NETWORK AND HIERARCHY OF CENTRES
RL2: SCALE AND LOCATION OF RETAIL, LEISURE AND CULTURE DEVELOPMENT
CR1: DEFINITION OF CENTRAL READING
CR2: DESIGN IN CENTRAL READING
CR3: PUBLIC REALM IN CENTRAL READING
CR4: LEISURE, CULTURE AND TOURISM IN CENTRAL READING
CR5: DRINKING ESTABLISHMENTS IN CENTRAL READING
CR12e: WEST SIDE MAJOR OPPORTUNITY AREA - HOSIER STREET

Supplementary Planning Guidance

Sustainable Design and Construction SPD 2019
Revised Parking Standards and Design SPD 2011
Minster Quarter Area Outline Development Framework 2018

Appraisal

Principle

The site is located within the West Side Major Opportunity Area of the Town Centre as designated by Policy CR12. This policy sets out the overarching principles that development in this area will achieve and includes, contributing towards a mix of uses, facilitating greater pedestrian and cycle permeability, providing additional open space, careful consideration of the transition between low and high density areas and the enhancement of listed buildings and conservation areas and their setting and demonstrating a comprehensive approach to development which would not preclude neighbouring sites from achieving the aims of the policy.

The site is also located within the Hosier Street sub-area of the West Side Major Opportunity Area under Policy CR12e which identifies an indicative development potential of the sub-area for 500-750 dwellings and 4,000-6,000 sqm of retail and leisure floor space. The sub-area policy covered an area of 3.41ha and goes on to state that development within it should (inter alia) result in a new residential community centred around an improved area of public open space, result in an improved entrance to the site from St Mary's Butts, activate the edges of the open space with retail, leisure and/or other main town centre uses and include a replacement site for the street market.

The Hosier Street sub-area (Policy CR12e) also forms part of the wider Minster Quarter Area where the adopted Minster Quarter Outline Development Framework (MQODF) sets out a more detailed brief for future redevelopment of this area. This is focused around providing a distinctive and high-quality, high density, mixed use area within Reading's Central Core, portraying a unique character and sense of place retaining the historical associations of the area and its wider environs, providing high quality public realm both through the enhancement of existing public spaces adjacent to the site and the provision of new spaces that provide a setting and focus for new development.

At 0.054ha the application site is a relatively small parcel of land in the context of the size of the area covered by both the Hosier Street sub area and the wider West Side Major Opportunity Area and MQODF area designations. The commercial uses proposed and provision of outdoor space for seating broadly align with some of the aspirations for development of this area set out within Policies CR12 and CR12e and that set out within the MQODF in terms of enlivening this area and provided improvement pedestrian permeability to a currently inaccessible area. However, the proposed development would be formed predominantly from temporary structures in the form of shipping containers, beach huts, timber pergolas and seating benches which are not considered appropriate for a permanent development in this location in terms of the aspirations of Policies CR12 and the MQODF for a high-quality development which enhances the setting of surrounding heritage assets. It is also not clear from the application how the proposals would fit in with the wider redevelopment aspirations for the area.

However, it is acknowledged that the West Side Major Opportunity Area is currently in a transitional phase with the Chatham Place redevelopment having been completed and a major redevelopment of Broad Street Mall having been approved at Planning Applications Committee. Therefore, the proposed development would allow the opportunity of compatible uses, create vibrancy and animation and upgrade the urban realm of this part of the town centre generally during this transitional phase whilst more comprehensive plans for redevelopment of the area progress. On this basis it is considered that a temporary planning permission for up to five years would be appropriate in this instance, the principle of which has been accepted by the Applicant.

In more general terms the provision of bar and restaurant facilities and associated outdoor space within the town centre would accord with thrust of Policies RL1 (Network and Hierarchy of Centres), RL2 (Scale and Location of Retail, Leisure and Culture Development), CR1 (Definition of Central Reading), CR3 (Public Realm in Central Reading), CR4 (Leisure, Culture and Tourism in Central Reading) and CR5 (Drinking Establishments in Central Reading) which seek to direct such uses to the Central Core of the town centre and to enhance its the vitality and viability.

In terms of the existing use of the site that the Application sets out that the existing site as a storage area for the adjacent Market is largely unused. The proposed plans include a storage area in the south west corner of the site that would continue to be used for any storage requirements of the market. The proposals would not prevent the adjacent market from continuing to operate.

The principle of the proposed development is therefore accepted on the basis of a temporary planning permission. The following sections of the report assess the proposals in the context of the relevant more detailed policy and material planning considerations.

Design, Public Realm and Heritage Considerations

Policy EN1 (Protection and Enhancement of the Historic Environment) states that heritage assets including their settings will be protected and where possible enhanced. Policy EN3 (Enhancement of Conservation Areas) states that the special interest and character of conservation areas will be conserved and enhanced. In terms of general design approach, Policies CC7 (Design and the Public Realm) and CR2 (Design in Central Reading) seek that all development must be of high design quality that maintains and enhances the character and appearance of the area within which it is located. Both Policies CR2 and also CR3 (Public Realm in Central Reading) encourage provision of public spaces, use of high-quality materials, provision of soft landscaping and green roofs and that development should also conserve and enhance the historic environment.

The temporary nature of the proposed structures (shipping containers and beach huts) is such that the proposals would appear utilitarian, albeit the containers and other structures are proposed to be decorated in bright colours and include external lighting to add vibrancy. Various decorative signage is also proposed albeit this is subject to a separate application for advertisement consent (ref. 211307) which is still under consideration by the LPA. As already discussed, the temporary appearance of the proposals is not considered appropriate in this location for permanent retention which would fail to enhance the character of the surrounding areas and would be considered detrimental to and result in harm to the setting of the adjacent St Marys Butts / Castle Street Conservation Area and adjacent listed buildings.

Whilst acknowledging that the existing site in its current form does not contribute positively the character of the surrounding area structures on the site are limited and the site does not impose itself upon the setting of the surrounding heritage assets. Officers disagree with the conclusion of the Applicants heritage statement which sets out that the proposals would enhance the setting of the adjacent conservation area. The extent of harm to the setting of surrounding heritage assets including the Conservation Area, listed buildings to the south on Castle Street and St Marys Church is considered to be less than substantial due to the discreet nature of views of/from the development involving the

heritage assets and therefore would fall to be weighed in to the overall planning balance of the judgement of development against the public benefits in accordance with paragraph 202 of the NPPF 2021. The temporary nature of a potential planning permission is also considered pertinent to this assessment.

The proposals incorporate landscaping to soften and further enliven the urban nature of the development which would predominantly consist of moveable planters. Given the temporary nature of the structures and development moveable planters are considered to be appropriate in this instance. Details of external lighting within the development are to be secured by way of planning condition.

The application site is also located within the range of a significant view of heritage interest from as identified by Policy EN5. The view is of St Marys and Greyfriars Churches looking north from Southampton Street. It is considered that the scale of the proposals which are predominantly single storey aside from a 7m high stair core as well as their temporary nature are such the proposals would not be detrimental to the heritage view.

Noise and Other Disturbance Considerations

Policy CC8 (Safeguarding Amenity) states that development should not adversely harm the living environments of existing or new residential properties, including privacy, outlook and daylighting. Policy CC7 (Design and the Public Realm) seeks to create safe and accessible environments. Policy EN16 (Pollution and Water Resources) seeks to ensure development is not damaging to the environment and sensitive receptors by way of pollution. Policy EN15 (Air Quality) specifically seeks to protect existing occupiers from poor quality and EN17 (Noise Generating Equipment) from noise associated with plant equipment. Policy CR6 (Living in Central Reading) requires new residential type development within the defined Reading Central Area to demonstrate how issue of noise and other disturbance from town centre uses have been considered and where necessary mitigated.

It is proposed that four of the shipping containers proposed would be occupied by different restaurant/food outlets whilst a single bar outlet is proposed in one of the containers. Open plan seating at ground and first floor level would be shared by these five outlets. The other containers within the site are proposed to be occupied by a ground floor toilet block and a first-floor management office. The units and outdoor seating areas would be wholly contained within the application site contained within perimeter fencing to prevent overspill onto the adjacent public areas.

The most potential for noise, disturbance and also anti-social behaviour as with other existing town centre attractions is considered to be from the sui generis bar drinking outlet. A condition is recommended to be attached to the planning permission to ensure the layout of the units as proposed only is provided to ensure the number of sui generis bars within the development does not increase beyond one. A further condition is also recommended to stipulate that no other ancillary bar facilities are provided as part of the development. RBC Licensing do not object to the proposed development on the basis that the applicant is not seeking a premises licence to sell alcohol beyond 10:30pm and given that a premises license to operate the proposed development has already been granted. A planning condition would be attached to any planning permission to state that the premises shall not be used by members of the public outside the hours of 1100 to 2300 hours to allow time for customers to leave the site.

The proposals have also been reviewed by Thames Valley Police Crime Prevention Design (TVPCPD) who do not object to the development given its self-contained nature with all boundaries being secure and two dedicated entrance points to the site being controlled via gates ensuring suitable site safety and security both during and outside of operational hours. TVPCPD have raised concern regarding the current poor level of lighting to Hosier Street which negatively impacts on surveillance and therefore seek provision of an external lighting scheme and CCTV scheme by way of condition for these details to be submitted and approved by the Local Planning Authority prior to the commencement of the development.

In terms of noise impacts a noise assessment has been submitted with the application which identifies that there are no noise sensitive receptors within close proximity to the application site. However, planning permission has been granted (ref. 182054) for a 101-bed hotel opposite the application site at no. 20 Hosier Street, whilst an application for a mix use redevelopment of Broad Street Mall include 400 residential flats (ref. 182137) has also been approved at Planning Applications Committee (albeit pending issue of the decision notice). Whilst these two developments have not been implemented the noise assessment has considered these as the closest noise sensitive receptors to the application site. The submitted noise assessment has been reviewed by the RBC Environmental Protection who are satisfied that the assessment has been carried out to an appropriate standard and that noise levels as a result of the development would not be unacceptable, would not adversely impact on nearby noise sensitive receptors and that no additional noise mitigation is required to be provided. Conditions are recommended limiting the hours of playing of amplified music and to limit the number of live music performances at the site to prevent adverse impacts on nearby existing and future occupiers which would align with the terms of the premises license.

Further conditions are also recommended to secure submission and approval of a management strategy for the site to set out how the development would be managed effectively to further limit noise, disturbance and anti-social behaviour.

RBC Environmental Protection have noted that the impact of plant equipment within the development has not been included within the noise assessment and therefore a condition is recommended to require the specification and a noise assessment of any plant equipment to be submitted and approved prior to installation of any plant equipment on site. A condition is also recommended to secure submission and approval of an odour control scheme prior to occupation of the development in relation to the outlets within the development which would prepare and serve food.

Bin storage for the development would be located in the western corner of the site. Details of the bin stores and measures to secure the stores from pests and vermin are also to be secured by way of condition.

RBC Environmental Protection Officers are satisfied that the recommended planning conditions together with terms of the premises license would be sufficient to protect surrounding uses from adverse noise impacts.

Subject to the conditions referred to above it is considered that the proposed development would be able to operate without resulting in any significant adverse impacts in terms of noise and other

disturbances within the town centre generally and without resulting in unacceptable harm to the amenity of existing and future nearby occupiers.

Transport and Servicing Matters

Policies TR3 (Access, Traffic and Highway related matters), TR1 (Achieving the Transport Strategy) and TR5 (Car and Cycle Parking and Electric Vehicle Charging) seek to address access, traffic, highway and parking related matters relating to development.

The application site is located where vehicles currently park to facilitate deliveries to the adjacent market and the site provide a turning area such that vehicles can enter and leave in forward gear. The application initially proposed that the site would be serviced from Hosier Street, however, the location of the site and proposed development would remove the ability for vehicles to turn and leave the site in a forward gear. Advice from the RBC Transport is that a development which would increase the number of vehicles undertaking reverse movements in the vicinity of the site, either on Hosier Street or Broad Street would not be supported due to highway safety concerns and given this would conflict with the wider aspiration within the MQODF to pedestrianise this area. Therefore, an alternate servicing proposal for the site has been put forward which would see service vehicles access the site via an existing sloped access to the south west boundary of the site to which access is obtained from the access road to the multi-storey car park on the north side of Castle Street.

This size of this access is not suitable for large vehicles whilst the presence of pergolas and the first-floor level walkway within the proposed development also mean only smaller vehicles would be able to enter and turn around within the site. A swept path drawing has been provided identifying that a 7.5 tonne panel van could enter and turn within the site. Drawings have also been provided showing a 2.6m clearance below the pergolas and walkway within the site and a 2.8m clearance at the point of the servicing entrance to which RBC Transport Officers are satisfied would facilitate appropriate servicing access for the development. It is recommended to secure submission and approval of a servicing and deliveries plan (based upon vehicle no larger than a 7.5 tonne van servicing and delivering to the site) prior to first occupation/use of the development.

The proposed plans indicate location of a refuse store within the development in the north east corner of the site next to an entrance to the site from Hosier Street. Refuse collection for the site would continue to be from Hosier Street as per existing arrangements which RBC Transport Officers are satisfied with.

No on-site customer/staff parking is proposed which is considered acceptable given the site's town centre location close to a number of public transport routes and existing public car parks. Surrounding roads are permitted and therefore the proposals would not lead to an increase in on-street parking.

A construction method statement has also been submitted with the application which RBC Transport Officers are satisfied would ensure the development can be constructed without an adverse impact on the surrounding highway network. Implementation of the development in accordance with this document would be secured by way of condition.

Subject to the recommended conditions the proposals are considered to accord with Policies TR3, TR1 and TR5.

Natural Environment

Policy EN12 (Biodiversity and the Green Network) seeks that development should not result in a net loss of biodiversity and should provide for a net gain of biodiversity wherever possible by protecting, enhancing and incorporating features of biodiversity on and adjacent to development sites and by providing new tree planting and wildlife friendly landscaping and ecological enhancements wherever practicable. Policy EN14 (Trees Hedges and Woodlands) states that individual trees, groups of trees, hedges and woodlands will be protected from damage or removal, and the Borough's vegetation cover will be extended with new development to make provision for tree planting within the application site.

Trees and Landscaping

A scheme of landscaping principles has been submitted with the application which presents a series of large box planters entirely contained within the secure application site and with climbing plants across the various pergolas within the site. Given the temporary nature of the proposals RBC Natural Environment are satisfied with the planter-based nature of the proposed landscaping. A condition is recommended to secure submission and approval of detailed specifications of the proposed landscaping and its provision prior to occupation and first use of the development.

Ecology

The site is located within a Green Link area as per policy EN12 which connect existing and proposed areas of biodiversity. Policy EN12 specifies that areas within Green Links are maintained, protected, consolidated, extended and enhanced. The Local Planning Authority's Ecology Consultant is satisfied that the development can satisfy this requirement and recommended a condition is attached to any planning permission to secure submission and approval of a scheme of on-site biodiversity enhancements to include bird and bat boxes. A condition to secure a scheme of external lighting is also recommended to ensure any lighting provided is wildlife friendly.

Archaeology

The site is located within an identified area of archaeological potential however the temporary nature of the proposals and structures are such that there would be no groundworks to provide the development. In this respect Berkshire Archaeology have confirmed that the proposals do not raise any archaeological concerns or warrant any investigation/mitigation in this respect in accordance with Policy EN2 (Areas of Archaeological Significance).

Community Infrastructure Levy

The proposals are not liable for the Community Infrastructure Levy.

Other matters

Sustainability considerations not considered to be applicable to this temporary planning permission.

The proposed development would activate and enhance the vitality of a currently underutilised part of the town centre. The planning permission would be for a temporary period only and therefore the development would not prejudice the wider development of this part of the town centre in line with the MQODF. It is considered that these benefits and the short term and reversible nature of the proposals are such that this would outweigh the identified less than substantial harm to the nearby heritage assets, which would also be a temporary impact in accordance with paragraph 202 of the NPPF 2021.

RECOMMENDATION:

GRANT TEMPORARY PLANNING PERMISSION subject to the following conditions:

Conditions

1. 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.

2. The use of the land hereby approved shall cease, all structures, buildings, plant, materials and all other equipment related to the use hereby permitted shall be removed from the land and the site shall be restored to its former condition on or before five years from the date of this planning permission in accordance with a scheme of works which shall first have been submitted to and approved in writing by the Local Planning Authority.

REASON: The type of building is not one that the Local Planning Authority is prepared to approve in this location other than for a limited period, having regard to the materials and type of structure proposed. Permission is only given because of the appearance of the buildings proposed in accordance with Policy CC7 and CR2 of the Reading Borough Local Plan 2019.

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

Drawing No.s:

- P20-2701-01 - Access Detail

Received by the Local Planning Authority on 15th December 2021

- P20-0271_02 Rev A - Landscape Masterplan (sheet 1 of 2)

- P20-0271_02 Rev A - Landscape Masterplan (sheet 2 of 2)

Received by the Local Planning Authority on 16th November 2021

- P20-0271 Rev A - Swept Path Analysis of a 7.5T Panel Van

Received by the Local Planning Authority on 15th November 2021

- A 03 - Front Elevation Version 3 of 3

- A 04 - Front Elevation W/O Boundary Version 3 of 3

- A 07 - Rear Elevation Version 3 of 3

Received by the Local Planning Authority on 13th April 2021

- A 05 - Elevation A - Left

- A 06 - Elevation A - Right

- A 12 - Plan and Elevation of Toilet Block & Deck
- A 13 - Plan and Elevation of 'Beach Huts'
- A 14 - Container Detailing
- A 15 - Boundary Panel Detailing

Received by the Local Planning Authority on 28th May 2021

- Block Plan & Site Location Plan

Received by the Local Planning Authority on 12th April 2021

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.

4. For the avoidance of doubt, this planning permission is for a mixed (sui generis) planning use and the uses approved are E(b) sale of food and drink and sui generis bar use. The proportions of floor area allocated to both the E(b) sale of food and drink and sui generis bar use hereby permitted shall not exceed that shown on the approved plans.

REASON: In order for the Local Planning Authority to control the extent of any bar function and any potential noise/disturbance, in the interests of the amenities of the area and in accordance with policies EN16, CC8 and CR5 of the Reading Borough Local Plan 2019.

5. Notwithstanding the approved plans in Condition 3 above, the development hereby approved shall not include any ancillary sui generis bars or any other additional dedicated alcohol servery facilities beyond that shown on the approved plans.

REASON: as the proliferation of bar facilities within the development is considered likely to be detrimental in terms of anti-social behaviour in this area and therefore a risk to public security in accordance with Policies EN16, CC8 and CR5 of the Reading Borough Local Plan 2019.

6. The development hereby permitted shall not be used by members of the public outside the hours of 1100-2300.

REASON: In order to protect local residents from unreasonable disturbance arising from the proposed development in accordance with Policies EN2 and EN16 of the Reading Borough Local Plan 2019.

7. For the avoidance of doubt, this planning permission allows no breaking of concrete slab or works within unmade ground within the application site.

REASON: As such may have impacts on below-ground contamination and archaeological considerations which have not been assessed in the planning application in accordance with Policies EN2 and EN16 of the Reading Borough Local Plan 2019.

8. The materials to be used in the construction of the external surfaces of this development shall be as specified on the Pegasus Group Materials Schedule Food and Drink Quarter, Reading Market ref. P20-0271 dated and received by the Local Planning Authority on 17th November 2021.

REASON: In the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policies CC7 and CR2 of the Reading Borough Local Plan 2019.

9. No development hereby permitted shall be occupied or use first commenced until a management strategy has been submitted to and approved in writing by the local planning authority. The strategy shall inter alia include management, patrolling and operational arrangements for the duration of the use. The development shall thereafter only be operated in accordance with the approved strategy for the duration of the use.

REASON: In the interests of ensuring the proper and safe operation of the use in accordance with Policies CC7

10. The measures within the approved Pegasus Group Construction Method Statement ref. AR P20-0271 dated 16th November 2021 and received by the Local Planning Authority on 17th November 2021 shall be adhered to throughout the whole of the construction period unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of protecting the amenity of local land uses or neighbouring residents, the character of the area and highway safety in accordance with Policies CC8, EN16 and TR3 of the Reading Borough Local Plan 2019.

11. No mechanical plant shall be installed until a noise assessment of the proposed mechanical plant has been submitted and approved by the Local Planning Authority. The assessment shall be carried out for in accordance with BS4142:2014 methodology. The predicted specific sound level (LAeq,TR) (with reference to BS:4142) as measured at a point 1 metre external to the nearest noise-sensitive facade shall be at least 10dB below the pre-existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation. The predicted rating level, LAr,Tr (specific sound level plus any adjustment for the characteristic features of the sound) as measured at a point 1 metre external to the nearest noise-sensitive façade (habitable window of a dwelling) shall not exceed the pre-existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation. The plant shall thereafter only be installed in accordance with the assessment and shall thereafter be maintained so that it operates to the same standard.

REASON: To safeguard the amenities of the adjoining premises and the area generally, in accordance with Policy CC8 and EN17 of the Reading Borough Local Plan 2019.

12. No development hereby permitted shall be occupied or its use first commenced until an odour assessment has been carried out and a detailed odour management plan to include scaled plans, odour control specifications and a maintenance plan has been submitted to and approved in writing by the Local Planning Authority. Reference shall be made to the DEFRA guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems (Jan 2005) when assessing potential odours and selecting appropriate odour control methods. Thereafter, the development

shall not be carried out other than in accordance with the approved scheme unless otherwise agreed in writing by the Local Planning Authority.

REASON: These details are required due to insufficient information being contained within this submission and to safeguard the amenity of adjoining properties and to protect the general environment in accordance with Policy CC8 of the Reading Borough Local Plan 2019

13. No development hereby permitted shall be occupied or its use first commenced until details of refuse and recycling bin stores have been submitted to and approved in writing by the Local Planning Authority. The details shall include measures to prevent pests and vermin accessing the bin stores. The approved bin storage, including pest and vermin control measures, shall be provided in accordance with the approved details prior to first occupation of the development and shall not be used for any purpose other than bin storage at all times thereafter.

REASON: To ensure that adequate provision is made for the storage and collection of refuse in accordance with Policy CC5 and EN16 of the Reading Borough Local Plan 2019.

14. No development hereby permitted shall be occupied or its use first commenced until details of biodiversity enhancements, to include integrated bird and bat boxes on and around the new structures and native and wildlife friendly landscaping shall be submitted to and approved in writing by the Local Planning Authority. The approved biodiversity enhancements shall be installed in full prior to occupation of the development and retained as such thereafter for the lifetime of the development.

REASON: To incorporate biodiversity in and around developments in accordance with Policy EN12 of the Reading Borough Local Plan 2019.

15. No development hereby permitted shall be occupied or its use first commenced until an external lighting scheme for the development and how this has been designed to not adversely affect wildlife has been submitted to and approved in writing by the Local Planning Authority. The report shall include the following:
 - a) a plan indicating the locations of the lights, specifications, height, luminance; lens shape/beam pattern and orientation and any hoods/shades and hours of operation
 - b) a report detailing how the lighting scheme has been designed to not adversely affect wildlife including a layout plan with beam orientation, schedule of equipment, measures to avoid glare and an isolux contour map showing light spillage to 1 lux onto the adjacent areas

The approved external lighting scheme shall be implemented in full prior to occupation of the development and the external lighting shall thereafter be maintained and operated in accordance with the approved details only. retained as such thereafter for the lifetime of the development.

REASON: To ensure that wildlife is not adversely affected by the proposed development and to provide suitable levels of surveillance in line with Policies EN12 and CC7 of the Reading Borough Local Plan 2019.

16. No live amplified music performances or live amplified singing performances shall take place at the premises other than between the hours of 1100 to 2200 on Thursdays, Fridays, Saturdays and Sundays. There shall be no more than 1 (one) live amplified music performance per month and no more than 1 (one) amplified live singing act (with acoustic instrument) per week.

REASON: The area is relatively secluded, lacking natural surveillance and is an identified area for anti-social behaviour in central Reading. For these reasons, it is important that the Local Planning Authority maintains strict control over general noise associated with the five-year temporary use hereby approved, in the interests of the amenity, security, usability and vitality of the town centre public realm/public and neighbour amenities in accordance with Policies CC7, CC8 and EN16 of the Reading Borough Local Plan 2019.

17. No amplified playing of recorded music shall take place at the premises other than between the hours of 1100 to 2300 on Thursdays, Fridays, Saturday and Sundays.

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

18. No development hereby permitted shall be occupied or its use first commenced until a security strategy has been submitted to and approved in writing by the Local Planning Authority. The details shall include CCTV (including the number of cameras to achieve full site coverage with confirmation of the monitoring and recording arrangements) and arrangements to secure all related street furniture (bins, planters, etc.) at night. The development shall thereafter only be undertaken in accordance with the approved strategy, which shall be retained for the duration of the development.

REASON: to ensure that the development is suitable in terms of on-site security and creates a safe and accessible environment and is subject to suitable levels of CCTV coverage in accordance with Policy CC7.

19. Deliveries, collection of empty bottles and waste collections shall not be carried out between the hours of 20:00 to 08:00 Monday to Saturdays and 20:00 to 10:00 on Sundays and Bank Holidays.

REASON: In order to protect local residents from unreasonable disturbance arising from the use in accordance with Policy CC7 and CC8 of the Reading Borough Local Plan 2019.

20. The development hereby permitted shall not be carried out other than in accordance with the Pegasus Group Litter Strategy - Food and Drink Quarter, Reading Market ref. P20-0271 dated and received by the Local Planning Authority on 17th November 2021.

REASON: To safeguard the amenities of the adjoining premises and the area generally, in accordance with Policy CC7 and EN16 of the Reading Borough Local Plan 2019.

21. No development hereby permitted shall be occupied or its use first commenced until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning

Authority. This scheme shall specify means of treatment for hard surfaced areas, means of enclosure including mammal gaps where appropriate, specify species, planting sizes, spacing and numbers of trees/shrubs to be planted tree pit and tree planter specifications, and must include a maintenance programme detailing all operations to be carried out in order to allow successful establishment and maintenance of planting covering a period of 5 years.

Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s) or in accordance with a timetable agreed in writing with the Local Planning Authority. Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, to be agreed in writing by the Local Planning Authority.

REASON: In the interest of ensuring that the landscaping of the development enhances the visual local environment and in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

22. No development hereby permitted shall be occupied or its use first commenced until a Delivery and Servicing Plan to manage how vehicles shall access the development without creating safety concerns and congestion based on the anticipated number of vehicle trips associated with delivery and servicing vehicles and details for the development has been submitted to the Local Planning Authority for approval in writing. The Delivery and Servicing Plan shall be based only upon vehicles no larger than 7.5 tonne panel vans servicing and delivering to the site. Thereafter deliveries and servicing will be carried out in accordance with the approved Delivery and Servicing Plan.

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.

- 23.No construction, demolition or associated deliveries shall take place outside the hours of [0800hrs to 1800hrs] Mondays to Fridays, and [0800hrs to 1300hrs] on Saturdays, and not at any time on Sundays and Bank or Statutory Holidays without prior written approval from the Local Planning Authority.

REASON: In order to protect occupiers of nearby properties from unreasonable disturbance from works connected with implementing this permission in accordance with Policy CC8 of the Reading Borough Local Plan 2019

- 24.No materials or green waste produced as a result of the clearance of the site, demolition works or construction works associated with the development hereby approved shall be burnt on site.

REASON: In the interests of air quality, the amenity of neighbours, and to promote more sustainable approaches to waste management in accordance with Policy CC8 of the Reading Borough Local Plan 2019.