

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

**APPLICATION TO VARY/REMOVE CONDITION UNDER SECTION 73 OF THE
TOWN AND COUNTRY PLANNING ACT 1990**

To: Boyer Planning
Jonathan Walton
Building 1, Meadows Business Park
Blackwater
Camberley
GU17 9AB

Application No: PL/26/0576
Application type: Removal/variation of
conditions

Applicant: Blue Collar Group Ltd

READING BOROUGH COUNCIL as Local Planning Authority hereby **GRANT** planning permission for the development as described below:

Proposal: Variation of condition 2 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.

At: Blue Collar Corner, 15 Hosier Street, Reading, RG1 7QL

Subject to such conditions and for such reasons as may be attached.

**OTHER STATUTORY CONSENTS MAY BE REQUIRED
PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE**

Date: 27 August 2026



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

Application At: Blue Collar Corner, 15 Hosier Street, Reading, RG1 7QL

Application No: PL/26/0576

Application type: Removal/variation of conditions

CONDITIONS & REASONS

1. 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.
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 15 December 2031 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.

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

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- 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

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.

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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. 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

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

11. 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.

12. 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

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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.

13. 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.

14. 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.

15. 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.

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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. 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.

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.

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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. 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.

22. 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.

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.

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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.

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.
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.
3. 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.
4. 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.
5. 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.
6. 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

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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>

7. 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.

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NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against the Council's decision on the application you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against the Council's decision on your application, you must do so within 28 days of the date of service of the enforcement notice, or within 6 months (or 12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

If the above circumstances do not apply, any appeal must be made within the following time limits.

If this is a householder application and you want to appeal against the Council's decision then you must do so within 12 weeks of the date of this notice. If this is an advertisement application and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of this notice. If you want to appeal against your local planning authority's decision for any other type of application (which is not a householder or advertisement application, or an application for a Certificate of Lawfulness) then you must do so within 6 months of the date of this notice.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

Appeals must be made via the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, tel. 0303 444 5000, or online at <https://acp.planninginspectorate.gov.uk/>

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

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