

DELEGATED APPLICATION REPORT

Ward: Kentwood Ward

App Ref: PL/26/0813 Full planning permission

Address: READING COLD STORE, DEACON WAY, TILEHURST, READING

Proposal: Works to building frontage with a side extension, following partial demolition of building. Works also include the replacement of external materials, reconfiguration of internal layouts and relocation of vehicle access and addition of plant.

Applicant: Mr Tadas Bukys

Received date: 19/06/2026

Extended Target Decision date: 22/09/2026

Case Officer: Nathalie Weekes

1. SITE DESCRIPTION

The proposal site is a cold storage building undergoing refurbishment works located in the Portman Road Core Employment Area (EM2h) as identified in Policy EM2 (Location of New Employment Development) in the Reading Borough Local Plan. Vehicular access is Deacon Way to the north of the proposal site. The surrounding area comprises industrial/commercial uses.

The proposal site is not within a Conservation Area or Listed.



2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission has been granted under planning application 241354 for Works to building frontage with a side extension, following partial demolition of building. Works also include the replacement of external materials, reconfiguration of internal layouts and relocation of vehicle access.

The current full planning application is submitted following minor changes to the layout of the previously approved scheme and the addition of air conditioning plant.

Amendments to the previous scheme, some of which are part retrospective include:

Plant

Air conditioning specifications for a single external and internal heating/cooling unit and noise assessment

Layout

Removal of a disabled access ramp with continued accessible entrance via the approved access doors due to restructured internal levels.

Cycle & recycling store

Revised cycle and refuse store.

Revised vehicle tracking

Vehicle tracking to remain unchanged for the amended layout

Pedestrian gates

Introduction to pedestrian gates from Deacon Way

Front boundary fencing

Change of colour of the CLA C-Pro55V mesh fencing from green to black

Fenestration

Minor changes to fenestration

The building footprint, scale and massing will remain the same. Condition 2 plans, Condition 9 Cycle parking, Condition 12 Energy statement and Condition 16 Refuse and Recycling are impacted due to revised information that is superseded.

Plans documents submitted

Deacon Way Cover Letter

DN1200 - 205H - PROPOSED ACCESS PLAN

DN1200 - 200F - BLOCK AND LOCATION PLAN

DN1200 - 201Q - PROPOSED GROUND FLOOR LAYOUT

DN1200 - 202H - PROPOSED FIRST FLOOR LAYOUT

DN1200 - 204J - PROPOSED ELEVATIONS

DN1200 - 209 - CYCLE AND BIN STORE DETAILS

EPC Unit A Reading Cold Stores

EPC Unit B Reading Cold Stores

SUBMIT_DOC_16_Pest_Control_Methodology_V2

ACOUSTIC NOISE ASSESSMENT Extract Fan

As received 19 June 2026

CIL

As received 2 July 2026

DN1200 - 208C - PROPOSED SITE and ROOF PLAN.

2211031 - TK02E 10m Rigid. Swept Path Analysis

2211031 - 08 visibility splay.

2211031 - TK11A Car Parking.

Solar Installation Details.

PV Manufacturer Details

Supplementary statement

CLA C-Pro 55 V mesh fence

PV Details.

304781 - Energy Statement_rev C

Revised CMS 04122024 18.32PM PL241354

DN1200 - 206D - Construction Method Plan.

As received 22 July 2026

PL-26-0813_Conditions-10-and-11 Statement of compliance Visibility-and-Boundary-Fencing-Evidence
13-09-2026

PL-26-0813_Bin-Storage-and-Waste-Segregation-Proposal_13-09-2026, Craftsman Brothers Ltd

PL-26-0813_Condition-14_Mechanical-Plant-Noise-Supporting-Statement_13-09-2026

As received 14 September 2026

Relevant planning history

- 890338/FUL - PROPOSED NEW MEAT STORAGE/WHOLESALE DISTRIBUTION DEPOT – Application Permitted on 06/04/1989
- 901213/CLP - Cleaning, portioning and despatching meat carcasses – Decline to Determine on 11/07/1990
- 950477/FUL - Erection of 2.4m high galvanised metal perimeter fence with 2 sliding gates. – Application Permitted on 19/04/1996
- 980073/FUL - The installation of telecommunications apparatus consisting of a roof mounted cabin to house the technical equipment which connects to 6 antenna (1m in height) and 6 microwave dishes in positions shown. – Application Permitted on 09/04/1998
- 050990/FUL - Proposed workshop extension and site enlargement to Adrian Truck Hire Ltd on former part of Reading Cold Store – Application Permitted on 16/08/2006
- 051005/FUL - Cover/canopy for refrigerator units and unloading – Application Permitted on 21/11/2005
- 221003/FUL - Front and side extension on the ground and first floor, following the partial demolition of the building. Works also include the replacement of external materials, reconfiguration of internal layouts, and relocation of vehicular access. (Amended Description). Permitted 6 April 2023
- 230915/VAR - Application for variation of conditions 2 (Alterations to approved drawings), 4 (parking restrictions), 9 (cycle parking), 10 (visibility splay), 11 (fencing), 12 (sustainability) and 13 (solar) following grant of planning permission 221003 for front and side extension on the ground and first floor, following the partial demolition of the building. Works also include the replacement of external materials, reconfiguration of internal layouts, and relocation of vehicular access – Permitted 31 January 2024
- PL/24/1354 Works to building frontage with a side extension, following partial demolition of building. Works also include the replacement of external materials, reconfiguration of internal layouts and relocation of vehicle access. Permitted 13 December 2024

3. CONSULTATIONS

The following were consulted:

- Environmental Protection Consultations – There are no objections to the bin store. The noise assessment is slightly unorthodox as it is purely desk based with no background noise level having been measured. However, it can be accepted it in this instance due to the predicted specific noise level at the receptor being low enough as to be very likely to be 10 dB below the background noise level at that location, subject to a 10dB condition.
- Transport Development Control - No objection. The site benefits from an extant planning permission for the redevelopment and extension of the former Reading Cold Store under permission 221003, as varied by permission 230915. This application seeks a number of minor amendments to the approved forecourt layout which have arisen during construction. The submitted plans include minor amendments to the approved frontage boundary treatment comprising the introduction of two pedestrian access gates. The proposed pedestrian gates will provide dedicated access points directly from Deacon Way, reducing the need for pedestrians to enter and leave the site via the vehicular access. The approved disabled access ramp is no longer required. The removal of the ramp has also created an opportunity to rationalise the layout of the cycle and refuse storage areas within a timber structure.
There are no transport objections to the minor material changes that are proposed under this application.
- Sustainability – No objections at the time of writing the report.

- Waste Operations Consultations – There are no objections to the location of bins and how they will be serviced. Bins have been allocated for the disposal of general and mixed recycling. Space would also need to be allocated for the disposal of food and glass recycling waste. The requirement to separate commercial waste into these waste streams is now formally set out in Simpler Recycling legislations.

A site notice was displayed for the requisite site consultation notice period. No letters of representation have been received.

Equality Act 2010

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. The Development Plan for Reading relevant to the application site comprises the Reading Borough Local Plan (adopted November 2019).

The 'National Planning Policy Framework' ("NPPF") 2021 states clearly that its content is to be a material consideration in the determination of applications. The 'NPPF' states that due weight should be given to the adopted policies of the Local Plan according to their degree of consistency with the 'NPPF' (the closer the policies in the plan to the policies in the 'NPPF', the greater the weight that may be given). The Local Plan is currently under review with a partial update under consideration. Many of the policies remain relevant, with a number of policies in need of update, policies listed are relevant existing policies with a moderate level of weight. Existing policies can be referred to in conjunction with the NPPF, with reference to the emerging policy which can be found at <https://www.reading.gov.uk/planning-and-building-control/planning-policy/new-local-plan/local-plan-partial-update/>

Relevant Policies

The application has been assessed against the following policies:

National

National Planning Policy Framework 2026

National Planning Policy Guidance 2014 onwards

Reading Borough Local Plan (November 2019)

- CC1: Presumption in Favour of Sustainable Development
- CC2: Sustainable Design and Construction
- CC3: Adaption to Climate Change
- CC5: Waste Minimisation and Storage
- CC7: Design and the Public Realm
- CC8: Safeguarding Amenity
- EN15: Air Quality
- EN16: Pollution and Water Resources
- EN17: Noise Generating Equipment

- EM1: Provision of Employment
- EM2: Location of New Employment Development
- EM3: Loss of Employment Land
- TR3: Access, Traffic and Highway-Related Matters
- TR5: Car and Cycle Parking and Electric Vehicle Charging

Other documents

Sustainable Design & Construction SPD (2019)

Revised Parking Standards and Design SPD (2011)

Appraisal

The previous planning application PL24/1354 assessed the development in respect of the following areas, where relevant to the proposed changes. In respect of the current planning application only the proposed changes will be addressed as other areas were considered acceptable. The site benefits from an extant planning permission for the redevelopment and extension of the former Reading Cold Store under permission 221003, as varied by permission 230915.

- a) Land Use Principles
- b) Design and Access
- c) Safeguarding Amenity
- d) Transport

- a) Land Use Principles

The principle of the development proposed is acceptable, provided that the policy requirements of the Reading Borough Local Plan are satisfied.

- b) Design and Access

The minor changes to the design in terms of fenestration, removal of ramp, amendments to the cycle and bin store provision and the colour of the front boundary fence are not considered to result in a detrimental impact on the public realm. The amendments are considered to simply represent design development, as can be expected on any scheme of this nature and comply with Local Plan policy CC7.

- c) Safeguarding Amenity

A noise assessment has been submitted in relation to the proposed plant. There are no noise concerns. Policy CC8 and EN16 apply.

- d) Transport

No objections have been raised by the RBC transport team. The additional pedestrian gates will improve the internal layout and safer pedestrian access and the layout are considered acceptable and comply with Local Plan policies TR3 and TR5.

Conclusion

The development has been assessed and the works are considered to be in accordance with the above relevant policies and planning permission can be granted.

GRANT

Conditions (changes to the original planning permission are highlighted in yellow)

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

Approved under PL 241354

DN1200 - 208C - PROPOSED SITE and ROOF PLAN
2211031 - TK02E 10m Rigid. Swept Path Analysis
DN1200 - 206D - Construction Method Plan
Boundary treatments - approved CLA C-Pro 55 V mesh fence
PV details
PV Manufacturer Details
Solar Installation Details, brite energy, 5 April 2023
304781 - Energy Statement_rev C, Melin, 20.09.2024
As received 9 October 2024

2211031 - 08 visibility splay
CMS 04

Supplementary statement
4 December 2024

2211031 - TK11 A Swept path analysis car parking
DN1200 - 207G - PROPOSED TURNING DIAGRAM (1)
As received 9 December 2024

Additional approved plans for PL 26 0813

Deacon Way Cover Letter
DN1200 - 205H - PROPOSED ACCESS PLAN
DN1200 - 200F - BLOCK AND LOCATION PLAN
DN1200 - 201Q - PROPOSED GROUND FLOOR LAYOUT
DN1200 - 202H - PROPOSED FIRST FLOOR LAYOUT
DN1200 - 204J - PROPOSED ELEVATIONS
DN1200 - 209 - CYCLE AND BIN STORE DETAILS
EPC Unit A Reading Cold Stores Report 607821 dated 28 April 2026
EPC Unit B Reading Cold Stores Report 607821 dated 28 April 2026
SUBMIT_DOC_16_Pest_Control_Methodology_V2
ACOUSTIC NOISE ASSESSMENT Extract Fan
As received 19 June 2026

DN1200 - 208C - PROPOSED SITE and ROOF PLAN.
2211031 - TK02E 10m Rigid. Swept Path Analysis
2211031 - 08 visibility splay.
2211031 - TK11A Car Parking.
Solar Installation Details.
PV Manufacturer Details
Supplementary statement
CLA C-Pro 55 V mesh fence
PV Details.
304781 - Energy Statement_rev C , Melin, 20.09.2024
Revised CMS 04122024 18.32PM PL241354
DN1200 - 206D - Construction Method Plan.

As received 22 July 2026

PL-26-0813_Conditions-10-and-11 Statement of compliance Visibility-and-Boundary-Fencing-Evidence 13-09-2026

PL-26-0813_Bin-Storage-and-Waste-Segregation-Proposal_13-09-2026, Craftsman Brothers Ltd

PL-26-0813_Condition-14_Mechanical-Plant-Noise-Supporting-Statement_13-09-2026

As received 14 September 2026

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.

3. The materials to be used in the construction of the external surfaces of this development shall be as specified on the plans and application forms unless otherwise agreed in writing with the Local Planning Authority.

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

4. No building shall be occupied until the parking restrictions to include yellow lines and signage on street in accordance with the approved drawing 2211031 - TK11 A Swept path analysis car parking, received 9 December 2024 and the approved Traffic Regulation Order, have been provided in their entirety.

REASON: In the interests of road safety in accordance with Policy TR1 and TR3 of the Reading Local Plan 2019.

5. The measures within the approved Construction Method Statement dated November 2024, received on 4/12/2024 as per condition 2, 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 Policy CC8 and TR3 of the Reading Borough Local Plan 2019.

6. The building hereby permitted shall not be occupied until all vehicle parking spaces have been provided in accordance with the plans hereby approved. The spaces shall be kept available for parking at all times thereafter.

REASON: To ensure that the development is provided with adequate parking facilities to meet the needs of future occupiers and reduce the likelihood of roadside parking which could be a danger to other road users in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.

7. No building hereby permitted shall be occupied until the vehicle access serving it has been constructed in accordance with the plans hereby approved.

REASON: In the interests of road safety in accordance with Policy TR1 and TR3 of the Reading Local Plan 2019

8. The existing access to the site shall be stopped up and abandoned immediately after the new access has been brought into use. The footway and verge shall be reinstated to the satisfaction of the Local Planning Authority.

REASON: In the interests of road safety and maintenance of the highway in accordance with Policy TR1 and TR3 of the Reading Local Plan 2019.

9. No building shall be occupied until the cycle parking spaces have been provided in full accordance with the approved details and kept free of obstruction and retained in accordance with the approved details and shall remain available for the parking of vehicles at all times thereafter. REASON: In order to encourage travel by sustainable alternatives to private vehicle in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.

10. No building shall be occupied until all the visibility splays shown on the approved drawing 2211031 - 08 visibility splay have been provided. All areas shall be kept free of all obstructions to visibility over a height of 0.6 metres above the carriageway level and maintained as such at all times thereafter.

REASON: In the interests of road safety in accordance with Policy TR1 and TR3 of the Reading Local Plan 2019.

11. No building shall be occupied until the proposed fencing for the Deacon Way boundary is erected in accordance with the approved CLA C-Pro 55 V mesh fence in black. The approved fencing shall be erected and maintained at all times thereafter.

REASON: To retain suitable visibility splays at the proposed access in the interests of road safety in accordance with Policy TR1 and TR3 of the Reading Local Plan 2019.

12. The development shall be constructed in accordance with the EPC verification for Unit 1 and Unit 2

EPC Unit A Reading Cold Stores Report 607821 dated 28 April 2026

EPC Unit B Reading Cold Stores Report 607821 dated 28 April 2026 REASON: To ensure that the development is carried out in accordance with sustainable building standards in accordance with Policy CC2 of the Reading Borough Local Plan 2019.

13. The development shall be carried out in accordance with the approved details of the proposed roof mounted Photovoltaics. These details include a roof plan showing the location and position of the Photovoltaics, their dimensions, manufactures specification, and ongoing maintenance arrangements. The approved Photovoltaics shall thereafter be installed in accordance with these approved details and maintained in good working order to the satisfaction of the Local Planning Authority.

REASON: These details are required in order to incorporate measures to adapt to climate change in accordance with Policy CC3 of the Reading Borough Local Plan 2019.

14. The specific sound level of the plant/equipment hereby approved, (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 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 facade (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.

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.

15. 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.

16. Prior to first occupation of the development hereby approved, the refuse and recycling storage facility shall be implemented fully in accordance with those details shown on the approved plans and thereafter retained for use by occupiers of the dwelling/building at all times.

REASON: In the interests of the visual amenity of the area and to ensure that bins can be easily accessed when required in accordance with Policy CC7 of the Reading 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 agreed extended timescale for the decision to be issued.
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 requirement for submission of a Building Regulations application for the proposed development. Please contact RBC Building Control on Building.control@reading.gov.uk OR telephone 0118 9372449 9.00am to 1.00pm Monday to Friday.
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>.