

Mr Shashikanth Hallibyl
22 Netley Close
Caversham
READING
RG4 6SR

Civic Offices,
Bridge Street
Reading,
RG1 2LU
☎ 0118 9373787

Our Ref: PL/26/1040
Your Ref:
PP-15132190

Direct: ☎ 01189373699
20/10/2026

Your contact is: Marcelina Rejwerska, Planning

Dear Mr Ahmad,

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: PL/26/1040

Application Type: Approval of details reserved by a condition

Location: 349 OXFORD ROAD, READING, RG30 1AY

Proposal: Application for Approval of Details Reserved by Conditions 7, 8 and 9 of application PL/26/0028

I refer to your Approval of Conditions application as described above.

As a reminder, the Conditions relate to the following information:

- Condition 7 requires details of a litter strategy to be submitted to the Local Planning Authority in writing prior to the first occupation of any hot food takeaway use.
- Condition 8 requires details relating to the provision of 2 secure cycle parking spaces on site to be submitted in writing to the Local Planning Authority prior to the first occupation of any hot food takeaway use.
- Condition 9 states that the use permitted shall not commence until the details of refuse storage, collection and details of pest proofing are submitted in writing and approved by the Local Planning Authority.

Information submitted

Waste Managed Duty of Care

Statements – Litter Strategy, Cycle Parking, Refuse & Recycling

Received on 4 August 2026

Waste Managed Contract - WM074558

Received on 10 September 2026

P1706-03a Site Plan

Waste Managed Duty of Care

Received 29 September 2026

Condition 7 – litter strategy

The submitted litter management strategy has been reviewed by the case officer and the RBC Environmental Health officer and is considered acceptable. As such, the details are hereby approved. Please note the requirement within Condition 7 for the implementation of the details approved and the permanent retention of the litter management measures.

Condition 8 – cycle parking

The submitted cycle strategy states that 2 cycle parking spaces will be provided on site, and this is shown on the accompanying site plan, which has been revised to show the cycle spaces within an existing storage shed. However, these details conflict with the pest proofing strategy which states that the shed will be used for refuse storage and no other purposes. The submitted information is therefore unclear and inconsistent and is therefore not approved.

Condition 9 – refuse storage and pest control

The submitted refuse strategy statement and the accompanying site plan are also in conflict with each other. While the strategy identifies the different types of waste generated and the types of bins to be provided (recycling, general waste, cardboard, food waste), the site plan only shows general and food waste bins. The submitted refuse duty of care contract also shows that the premises has only arranged for the collection of general waste and food waste. The agent has also made conflicting statements via email. The submitted information states that refuse will be stored on site, however, the agent has stated that the applicant makes use of an existing commercial bin at the front of the site which is shared between various businesses. No further information has been provided, and it is not clear what the proposed/existing arrangements are. In addition, fortnightly collections of food waste are unlikely to be sufficient for the nature of the use. While the pest proofing strategy is acceptable, this states that the refuse bins will be stored within an enclosure, and this is again in conflict with the site plan. The details are unacceptable and therefore, not approved.

Please note that it is the responsibility of the developer to ensure that all relevant conditions are complied with during the construction and/or subsequent use of the development.

Should you wish to discuss this matter further, please contact me via email address or the direct line as above.

Yours sincerely,

Marcelina Rejwerska
Senior Planning Officer

NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse to grant approval for details submitted pursuant to a condition, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

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 the condition(s) relate to 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 the condition(s) relate to 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 relating to 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 using a form which you can get from 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/>