

PLANNING REF : 242575
PROPERTY ADDRESS : The Shieling
: Lambs Lane Swallowfield, Reading
: RG7 1JB
SUBMITTED BY : Mr Roderic Vaughan
DATE SUBMITTED : 07/11/2024

COMMENTS:

I strongly object to planning application number 242575 to extend the operational hours of Units 7 and 8 at Heron industrial Estate, Spencers Wood from 0700 to 1800 hours, to 0500-2300 hours on weekdays, to meet a specific operational requirement by the tenant of units 7 and 8. My objections relate to the adverse impact on residential amenity.

It should be noted an attempt to extend the operational hours in 2001 by way of planning application 010417 was refused for reasons of 'unacceptable disturbance', citing policy LD3 of the Berkshire Structure Plan: development proposals will only be permitted where they do not give rise to an unacceptable impact on the environment, including serious harm to the character or appearance of an area, or the amenities of neighbouring land uses.

There are no new planning grounds to afford favoured treatment of the current application. Current policies are in place to protect residential amenity. Among them are: CP1 dealing with Sustainable development and states: Avoid areas where pollution (including noise) may impact upon the amenity of future occupiers. CP3 dealing with General Principles for development and states: planning permission

will be granted for proposals that: a) Are of an appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design without detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.

Policy TB20: dealing with Service Arrangements and Deliveries for Employment and Retail Use states at paragraph 1. Planning permission will only be granted for commercial development proposals throughout the Borough that demonstrate: a. There is no harmful impact on the amenity of adjoining land uses in terms of noise, fumes and disturbance.

The Extensions of operating hours being applied for are: 0500 to 0700 hours and 1800 to 2300 hours, amounting to 7 hours each day and 35 hours for the week- a daily increase of almost two thirds (64%).

Moreover, the extended hours in the early hours of the morning and very late at night, would have a disproportionate negative impact on residents' amenity, as the threshold for nuisance and disturbance from noise would be much lower during the extended hours (0500-0700hrs and 1800hrs to 2300hrs), than during the current operating hours. The units concerned virtually abut two residential dwellings to the south of the site whose residential amenity would be catastrophically affected through repetitive sounds of banging and vibration generated by the normal running of the operation. A mitigation plan is part of the planning application, but in practice will not deliver the

mitigations promised. There has been a history of breaching the operating hours condition by the tenants of units 7 & 8 in recent months. No guarantee can therefore be given that the mitigation plan will be adhered to.

The planning is to meet a specific operational requirement by the tenant of Units 7 and 8. Planning permission for the operation of an Industrial Estate at this location was for the whole site, subject to a condition to restrict operating hours because of its close proximity to residential dwellings. An attempt in 2016 by Lambs Farm Business Park to expand their operating curtilage to meet the specific

requirement of a prospective tenant was dismissed at appeal. See decision notice relating to planning application 162594 in which the Inspector stated " I have had regard to the letter from the Managing Director of XXXXX Limited. I do not doubt that the proposed business unit would meet the current requirements of this company and could facilitate its future growth. However, I am not persuaded, on the basis of the evidence before me, that it has been fully demonstrated that there are no other appropriate business units within the Borough, or elsewhere, that could adequately cater for the needs of this particular company".

An expansion of operating hours for two units on this site is not compatible with its surroundings comprising residential dwellings to the north, south, east and west. No amount of theoretical mitigations referred to in the planning statement can be relied upon in practice. Furthermore, references to the number of lorry journeys during the expanded hours are of little value; any movements during the extended operating hours will have an adversarial effect on the residents and, will be very difficult to 'police' and enforce.

Furthermore, the location does not have Core Employment Area Status and is not entitled to preferential consideration over the council's policies in place to protect residential amenity.

These are my reasons for objecting in the strongest possible terms to this planning application, which also clearly states the operating hours for the whole site will be kept under review and, can only mean, the owners are on a journey to have the site operate 24/7.

Thank you for considering my comments.