

PLANNING REF: 260463

PROPERTY ADDRESS: Charwood Road, RG40 1RY

SUBMITTED BY: Mr Ian Harris

DATE SUBMITTED: 08/06/2026

COMMENTS:

The Council's enforcement and monitoring records indicate that the premises has been operating primarily as a takeaway, with the restaurant element not in active use and instead functioning as ancillary or storage space. This is consistent with observations over time and with statements from the operator regarding the difficulty in sustaining the restaurant element.

While the application is described as a "mixed café and takeaway" use, it is not clear from the available evidence that the café element is operating as a meaningful component of the use in practice. As this is a retrospective application, the determination should reflect the observed operation of the site rather than an intended or aspirational use.

In addition, enforcement correspondence indicates that the application is retrospective in part, as the takeaway use is already taking place and requires permission for a change from the approved restaurant use. It would be helpful to understand how the current "mixed use" assessment aligns with earlier enforcement findings and what material evidence supports that position.

In this context, I would be grateful if the officer report could clearly set out:

- what evidence supports the conclusion that the use is genuinely mixed; and
- how that conclusion has been reached having regard to the Council's enforcement and monitoring records.