

PLANNING REF: 260463

PROPERTY ADDRESS: Charwood Road, RG40 1RY

SUBMITTED BY: Mr Ian Harris

DATE SUBMITTED: 17/06/2026

COMMENTS:

I am writing to provide a further submission in respect of application 260463.

Redacted medical information

The Council's enforcement correspondence identifies the premises as operating solely as a takeaway. In the same correspondence, the applicant is then advised to submit a planning application for a mixed café and takeaway use, rather than one reflecting the identified use. As both positions arise from the same underlying facts, it would be helpful for the officer report to clearly explain how this change in classification has been reached, and how it reflects the actual operation of the site. This distinction is material, as the intensity and nature of emissions depend on how the premises is operating in practice, rather than how it is described.

This is particularly relevant to the assessment of emissions and residential amenity, which depend on the realistic intensity and nature of the use.

I have also previously raised concerns with Building Control regarding the installation and extraction arrangements, and received confirmation that they are aware of the premises. However, I have not received a substantive response, and it remains unclear whether this information has been considered within the planning process. Given the ongoing planning determination, this appears to be a further example of relevant matters not being clearly integrated across services.

Yours sincerely,

Ian Harris