

PLANNING REF : 251855
PROPERTY ADDRESS : The Shieling
: Lambs Lane Swallowfield, Reading, Berkshire
: RG7 1JB
SUBMITTED BY : Mr Roderic Vaughan
DATE SUBMITTED : 28/08/2025

COMMENTS:

I strongly object to planning application number 251855 in relation to extending the operational hours of Units 7 and 8 at Heron industrial Estate, Spencers Wood from 0700 to 2300 hours Monday to Friday. 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.

A more recent planning application (242575) to extend the operating hours from 0500 hrs to 2300 hrs, Monday to Friday was refused in December 2024. Stating: "The proposal to extend operating hours

between 05:00 and 07:00 Monday to Friday, by reason of the noise generating activity from units 7 and 8 which are within the immediate proximity to the residential dwellings known as Field View, The

Garage and Amersham, would cause adverse harm to the amenities of the occupiers of these properties. This is contrary to Policies CP1 and CP3 of the Core Strategy, CC06 and TB20 of the MDD Local Plan and the National Planning Policy Framework".

The current operating hours of 0700hrs to 1800hrs Monday to Friday; 0700hrs to 1200hrs on Saturday; closed on Sunday and bank holidays were deemed appropriate for this sensitive location in the midst of residential units circa early 1980s. Since then a new housing estate comprising 150 residential units has been created (circa 2000), together with two residential units (circa 2018) on Back Lane that abutt Units 7 and 8.

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: 1800 hours

to 2300 hours. The extended hours would have a disproportionate negative impact on residents' amenity, as the threshold for nuisance and disturbance from noise would be much higher during the extended hours (1800hrs to 2300hrs), than during the current operating hours.

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

These are my reasons for objecting in the strongest possible terms to this planning application

Thank you for considering my comments.