

PLANNING REF : 242575
PROPERTY ADDRESS : Sunnyside
: Lambs Lane, Spencers Wood, Reading, Berkshire
: RG7 1JB
SUBMITTED BY : Mr Nicholas Porter
DATE SUBMITTED : 04/11/2024

COMMENTS:

1. There were previous attempt in 2001 to increase operating hours that were refused to protect residential amenity on grounds of unacceptable disturbance
2. The original proposal was for 24 hour operation, this refined'/revised application, if allowed, would in most likelihood be a precursor for a 24/7 operation; in fact the application refers to keep this option under review.
3. Extensions of operating hours being applied for are 0500 to 0700 and 1800 to 2300; amounts to 7 hours each day and 35 hours for the week- a daily increase of almost two thirds (64%) and will lead to excessive disturbance to residents before dawn and very late at night.
4. 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; 1800hrs to 2300hrs).
5. The units abut two residential dwellings to the south of the site whose residential amenity would be adversely affected through repetitive sounds of banging and vibration generated by the normal running of the operation.
6. A mitigation plan is part of the planning application, but in practice it is unlikely to deliver the mitigations promised.
7. This application seeks to meet a specific operational requirement by the tenant of Units 7 and 8. The original 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.
8. There is no justification to grant planning permission to meet the specific operational requirement of a tenant. An attempt in 2016 by Lambs Farm Business Park to expand the curtilage of the business park to meet the specific requirement of a prospective tenant was dismissed at appeal. The Inspector stated, "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".