

Planning Committee

Wed 11th Jun
2014
7pm

Council Chamber
Town Hall
Redditch



www.redditchbc.gov.uk

Access to Information - Your Rights

The Local Government (Access to Information) Act 1985 widened the rights of press and public to attend Local Authority meetings and to see certain documents. Recently the Freedom of Information Act 2000, has further broadened these rights, and limited exemptions under the 1985 Act.

Your main rights are set out below:-

- Automatic right to attend all formal Council and Committee meetings unless the business would disclose confidential or “exempt” information.
- Automatic right to inspect agendas and public reports at least five days before the date of the meeting.
- Automatic right to inspect minutes of the Council and its Committees

(or summaries of business undertaken in private) for up to six years following a meeting.

- Automatic right to inspect lists of background papers used in the preparation of public reports.
- Access, on request, to the background papers on which reports are based for a period of up to four years from the date of the meeting.
- Access to a public register stating the names and addresses and electoral areas of all Councillors with details of the membership of all Committees etc.

A reasonable number of copies of agendas and reports relating to items to be considered in public must be made available to the public attending meetings of the Council and its, Committees etc.

- Access to a list specifying those powers which the Council has delegated to its Officers indicating also the titles of the Officers concerned.
- Access to a summary of the rights of the public to attend meetings of the Council and its Committees etc. and to inspect and copy documents.
- In addition, the public now has a right to be present when the Council determines “Key Decisions” unless the business would disclose confidential or “exempt” information.
- Unless otherwise stated, most items of business before the Executive Committee are Key Decisions.
- Copies of Agenda Lists are published in advance of the meetings on the Council’s Website:

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If you have any queries on this Agenda or any of the decisions taken or wish to exercise any of the above rights of access to information, please contact the following:

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REDDITCH BOROUGH COUNCIL
PLANNING COMMITTEE



www.redditchbc.gov.uk

GUIDANCE ON PUBLIC
SPEAKING

The process approved by the Council for public speaking at meetings of the Planning Committee is (subject to the discretion and control of the Chair) as summarised below:

in accordance with the running order detailed in this agenda and updated by the separate Update report:

- 1) Introduction of application by Chair
- 2) Officer presentation of the report (as originally printed; updated in the later Update Report; and updated orally by the Planning Officers at the meeting).
- 3) Public Speaking - in the following order:-
 - a) Objectors to speak on the application;
 - b) Supporters to speak on the application;
 - c) Applicant to speak on the application.

Speakers will be called in the order they have notified their interest in speaking to the Committee Services Team (by 12 noon on the day of the meeting) and invited to the table or lectern.

- Each individual speaker will have up to a maximum of 3 minutes to speak, subject to the discretion of the Chair. (Please press button on “conference unit” to activate microphone.)
 - Each group of supporters or objectors with a common interest will have up to a maximum of 10 minutes to speak, subject to the discretion of the Chair.
 - After each of a), b) and c) above, Members may put relevant questions to the speaker, for clarification. (Please remain at the table in case of questions.)
- 4) Members’ questions to the Officers and formal debate / determination.

Notes:

- 1) It should be noted that, in coming to its decision, the Committee can only take into account planning issues, namely policies contained in the Borough of Redditch Local Plan No.3, the County Structure Plan (comprising the Development Plan) and other material considerations, which include Government Guidance and other relevant policies published since the adoption of the development plan and the “environmental factors” (in the broad sense) which affect the site.
- 2) No audio recording, filming, video recording or photography, etc. of any part of this meeting is permitted without express consent (Section 100A(7) of the Local Government Act 1972).
- 3) Once the formal meeting opens, members of the public are requested to remain within the Public Gallery and may only address Committee Members and Officers via the formal public speaking route.
- 4) Late circulation of additional papers is not advised and is subject to the Chair’s agreement. The submission of any significant new information might lead to a delay in reaching a decision. The deadline for papers to be received by Planning Officers is 4.00 p.m. on the Friday before the meeting.
- 5) Anyone wishing to address the Planning Committee on applications on this agenda must notify the Committee Services Team by 12 noon on the day of the meeting.

Further assistance:

If you require any further assistance prior to the meeting, please contact the Committee Services Officer (indicated at the foot of the inside front cover), Head of Democratic Services, or Planning Officers, at the same address.

At the meeting, these Officers will normally be seated either side of the Chair.

The Chair’s place is at the front left-hand corner of the Committee table as viewed from the Public Gallery.

Welcome to today's meeting.

Guidance for the Public

Agenda Papers

The **Agenda List** at the front of the Agenda summarises the issues to be discussed and is followed by the Officers' full supporting **Reports**.

Chair

The Chair is responsible for the proper conduct of the meeting. Generally to one side of the Chair is the Committee Support Officer who gives advice on the proper conduct of the meeting and ensures that the debate and the decisions are properly recorded. On the Chair's other side are the relevant Council Officers. The Councillors ("Members") of the Committee occupy the remaining seats around the table.

Running Order

Items will normally be taken in the order printed but, in particular circumstances, the Chair may agree to vary the order.

Refreshments : tea, coffee and water are normally available at meetings - please serve yourself.

Decisions

Decisions at the meeting will be taken by the **Councillors** who are the democratically elected representatives. They are advised by **Officers** who are paid professionals and do not have a vote.

Members of the Public

Members of the public may, by prior arrangement, speak at meetings of the Council or its Committees. Specific procedures exist for Appeals Hearings or for meetings involving Licence or Planning Applications. For further information on this point, please speak to the Committee Support Officer.

Special Arrangements

If you have any particular needs, please contact the Committee Support Officer.

Infra-red devices for the hearing impaired are available on request at the meeting. Other facilities may require prior arrangement.

Further Information

If you require any further information, please contact the Committee Support Officer (see foot of page opposite).

Fire/ Emergency instructions

If the alarm is sounded, please leave the building by the nearest available exit – these are clearly indicated within all the Committee Rooms.

If you discover a fire, inform a member of staff or operate the nearest alarm call point (wall mounted red rectangular box). In the event of the fire alarm sounding, leave the building immediately following the fire exit signs. Officers have been appointed with responsibility to ensure that all visitors are escorted from the building.

Do Not stop to collect personal belongings.

Do Not use lifts.

Do Not re-enter the building until told to do so.

The emergency Assembly Area is on Walter Stranz Square.

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11th June 2014

7pm

Council Chamber Town Hall

Agenda

Membership:

Cllrs: Membership of the Committee to be determined at the Annual Meeting of Council on Monday 9th June 2014.

1. Apologies	To receive apologies for absence and details of any Councillor nominated to attend the meeting in place of a member of the Committee.
2. Declarations of Interest	To invite Councillors to declare any Disclosable Pecuniary Interests or Other Disclosable Interests they may have in items on the agenda, and to confirm the nature of those interests.
3. Confirmation of Minutes (Pages 1 - 4)	To confirm, as a correct record, the minutes of the meeting of the Planning Committee held on 14 th May 2014. (Minutes attached)
4. Planning Application 2014/078/FUL - Former Ansell Glove Co. Ltd, 25 Broad Ground Road, Lakeside, Redditch, Worcestershire B98 8YP (Pages 5 - 8) Ruth Bamford, Head of Planning and Regeneration	To consider a Planning Application for the erection of security lighting. Applicant: Fly By Nite Conferences Ltd (Report attached – Site Plan under separate cover) (Lodge Park Ward)
5. Planning Application 2014/088/FUL - 9 Chestnut Road, Astwood Bank, Redditch, Worcestershire B96 6AF (Pages 9 - 12) Ruth Bamford, Head of Planning and Regeneration	To consider a Planning Application for a single-storey rear extension and side extension, porch and loft conversion with gable end and rear flat roofed dormer. Applicant: Mr Mitchell Ferris (Report attached – Site Plan under separate cover) (Astwood Bank & Feckenham Ward)

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<p>6. Planning Application 2014/103/COU - 16 Unicorn Hill, Town Centre, Redditch, Worcestershire B97 4QU</p> <p>(Pages 13 - 16)</p> <p>Ruth Bamford, Head of Planning and Regeneration</p>	<p>To consider a Planning Application for a change of use from Hair Salon (Class A1) to Fast Food Takeaway (Class A5).</p> <p>Applicant: Mr Cumali Gultekin</p> <p>(Report attached – Site Plan under separate cover)</p> <p>(Abbey Ward)</p>
<p>7. Exclusion of the Public</p>	<p>During the course of the meeting it may be necessary, in the opinion of the Chief Executive, to consider excluding the public from the meeting on the grounds that exempt information is likely to be divulged. It may be necessary, therefore, to move the following resolution:</p> <p>“that, under S.100 I of the Local Government Act 1972, as amended by the Local Government (Access to Information) (Variation) Order 2006, the public be excluded from the meeting for the following matter(s) on the grounds that it/they involve(s) the likely disclosure of exempt information as defined in the relevant paragraphs of Part 1 of Schedule 12 (A) of the said Act, as amended.</p> <p>These paragraphs are as follows:</p> <p>subject to the “public interest” test, information relating to:</p> <ul style="list-style-type: none">Para 1 - <u>any individual;</u>Para 2 - <u>the identity of any individual;</u>Para 3 - <u>financial or business affairs;</u>Para 4 - <u>labour relations matters;</u>Para 5 - <u>legal professional privilege;</u>Para 6 - <u>a notice, order or direction;</u>Para 7 - <u>the prevention, investigation or prosecution of crime;</u> <p>may need to be considered as “exempt”.</p>

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8. Confidential Matters (if any)

To deal with any exceptional matters necessary to consider after the exclusion of the public (none notified to date.)



Planning Committee

14th May 2014

MINUTES

Present:

Councillor Andrew Fry (Chair), Councillor Alan Mason (Vice-Chair) and Councillors Joe Baker, Roger Bennett, Michael Chalk, Roger Hill, Brenda Quinney and Yvonne Smith

Officers:

Steve Edden, Amar Hussain and Ailith Rutt

Committee Services Officer:

Jan Smyth

102. APOLOGIES

An apology for absence was received on behalf of Councillor Wanda King.

103. DECLARATIONS OF INTEREST

No declarations of interest were made.

104. CONFIRMATION OF MINUTES**RESOLVED that**

the minutes of the meeting of the Planning Committee held on 9th April 2014 be confirmed as a correct record and signed by the Chair.

105. UPDATE REPORTS

The Update Reports relating to the Applications to be considered were received and noted.

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Chair

Planning Committee

14th May 2014

**106. PLANNING APPLICATION 2013/302/FUL –
HAVERSHAM HOUSE, 327 BROMSGROVE ROAD,
REDDITCH, WORCESTERSHIRE B97 4NH**

Erection of a 6 bedroom and sitting room
single storey extension, a single-storey
laundry extension and associated site works

Applicant: Mr B P Sinha

RESOLVED that

having regard to the Development Plan and to all other material considerations, Planning Permission be GRANTED, subject to the conditions and informatives set out on pages 13 to 15 of the main report.

(Officers reported on new objections received following re-consultation on amended plans submitted and the Applicant's response to those objections. Members were also advised on the home's registered status with the Care Quality Commission, all as detailed in the Update report provided for the Committee and public gallery prior to the commencement of the meeting.)

**107. PLANNING APPLICATION 2013/320/FUL –
LAND ADJACENT FIRST HOUSE,
LADY HARRIETS LANE, REDDITCH,
WORCESTERSHIRE B98 8HD**

Erection of a single detached two-storey
house on land adjacent to First House.

Applicant: Mr Khurshid Ahmed

Mr J Attridge, objector, addressed the Committee under the Council's public speaking rules.

RESOLVED that

having regard to the Development Plan and to all other material considerations, Planning Permission be GRANTED, subject to the Conditions and Informatives set out on pages 22 to 24 of the report.

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**108. PLANNING APPLICATION 2014/011/FUL –
WINDY BANK FARM, ASTWOOD LANE,
ASTWOOD BANK, REDDITCH,
WORCESTERSHIRE B96 6HH**

Proposed on-farm slaughter facility at
Windy Bank Farm through the change
of use of the existing farm buildings and
the construction of a new access from the
South West of the site, off Astwood Lane.

Applicant: Mr Terence Simpson

With the agreement of the Chair, Mr Hussain the Council's Legal Officer for the Committee, read out a number of points raised by Mr R Williams, who had registered to speak in support of the application, but had not, owing to unforeseen circumstances, been able to attend in person.

Dr M Bell, Agent for the Applicant, also addressed the Committee under the Council's public speaking rules.

RESOLVED that

having regard to the Development Plan and to all other material considerations, Planning Permission be GRANTED, subject to the conditions and informatives set out on pages 30 and 31 of the report.

(Officers reported on a further letter of objection received in relation to traffic issues and slaughter processes, as detailed in the Update report provided for Members and the public gallery prior to the commencement of the meeting.)

**109. PLANNING APPLICATION 2014/013/FUL –
AYNHO, LADY HARRIETS LANE, REDDITCH,
WORCESTERSHIRE B98 8HD**

This matter was WITHDRAWN from the Agenda by Officers and was not discussed.

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Committee**

14th May 2014

110. APPEAL OUTCOMES - INFORMATION REPORT

RESOLVED that

the various Appeal outcomes listed in the Appendix attached to the report be noted.

The Meeting commenced at 7.00 pm
and closed at 7.50 pm

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CHAIR

REDDITCH BOROUGH COUNCIL**PLANNING
COMMITTEE**11th June 2014

Planning Application 2014/078/FUL**Erection of Security Lighting****Former Ansell Glove Co Ltd, 25 Broad Ground Road, Lakeside, Redditch,
Worcestershire, B98 8YP****Applicant: Fly By Nite Conferences Ltd
Expiry Date: 7th July 2014
Ward: LODGE PARK****(see additional papers for Site Plan)**

The author of this report is Ailith Rutt, Planning Officer (DM), who can be contacted on Tel: 01527 534064 Email: ailith.rutt@bromsgroveandredditch.gov.uk for more information.

Site Description

The site is bounded by Shawbank Road to the north, Holloway Drive to the east and Broad Ground Road to the south. Beyond Holloway Drive to the east is the Arrow Valley Country Park, and the verges in this area are all grassed with mature tree and shrub planting along the perimeters of the industrial units that characterise the area.

The site is accessed by vehicles from Broad Ground Road and has a large metal clad industrial building in the middle.

Proposal description

The application proposes the erection of security lighting, and the resultant supporting poles for this. The proposal is for 13 lighting columns which would be 10m tall, some with a single light fitting atop and some with two light fittings atop. All the lighting would be downwards in direction, with cowls, to prevent any light spill. The columns would be located at intervals around the perimeter of the site.

Relevant Policies :**Borough of Redditch Local Plan No.3:**
EEMP03 Primarily Employment Areas**Others:**NPPF National Planning Policy Framework
SPD Designing for Community Safety

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Relevant Planning History

2013/297/FUL	Change of Use to Haulage Depot and Storage and erection of fencing	Approved	16.01.2014
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Consultations

Worcestershire Regulatory Services

Have reviewed the lighting scheme report submitted as part of the above application and consider it to be technically sound and acceptable. No objections

Community Safety Officer

The design and access statement states that the application has been made in response to continuing concerns about security at the site. I very much welcome the intention of the developer to improve security and reduce the risk of crime.

Dialogue is continuing between the community safety officer and the applicant's representatives to ensure that there are no areas of the site that fall into darker more dangerous areas as a result of shadows caused by buildings. Further issues or information will be reported on the Update paper.

Public Consultation Response

None

Assessment of Proposal

The site lies within a designated employment area and has appropriate authorised uses that fall within the employment policy categories. The need for lighting to improve the security at the site has arisen partly due to the nature of the use of the site and partly following recent attempted break-ins. This is therefore not questioned.

The proposed lighting columns, grey in colour, would be similar in height, style and appearance to surrounding street lighting and the security lighting already installed on other sites within the industrial area. The lighting would not spill into the adjacent Arrow Valley Park area and as such would not result in any detrimental impacts on biodiversity matters in accordance with the policy criteria.

It is considered that the lighting proposed would add to the safety and security of the site and its surroundings and as such is welcomed. There are no residential properties in close proximity to the site given the industrial nature of the area, and as such no harm to amenity is likely to be caused.

Therefore, the proposal is considered to be of an appropriate design and appearance and unlikely to cause any harm.

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RECOMMENDATION:

That having regard to the development plan and to all other material considerations, planning permission be GRANTED subject to the following conditions:

- 1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the grant of this permission.

Reason :- In accordance with the requirements of Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The development hereby approved shall be implemented in accordance with the following plans and details:

Plans and documents to be identified here

Reason: To accurately define the permission for the avoidance of doubt and to ensure that the development is satisfactory in appearance in order to safeguard the visual amenities of the area in accordance with Policy B(BE).13 of the Borough of Redditch Local Plan No.3

Procedural matters

This application is reported to Planning Committee for determination because the application is for major development (on a site greater than 1ha in area) and as such the application falls outside the scheme of delegation to Officers.

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Planning Application 2014/088/FUL

Single Storey Rear Extension and Side Extension, Porch and Loft Conversion with Gable End and Rear Flat Roofed Dormer

9 Chestnut Road, Astwood Bank, Redditch, Worcestershire, B96 6AF

Applicant: Mr Mitchell Ferris
Expiry Date: 9th May 2014
Ward: ASTWOOD BANK AND FECKENHAM

(see additional papers for Site Plan)

The author of this report is Claire Gilbert, Planning Officer (DM), who can be contacted on Tel: 01527 587006 Email: claire.gilbert@bromsgroveandredditch.gov.uk for more information.

Site Description

No. 9 Chestnut Road is a semi-detached property with a hipped roof constructed of brick and tile, it has a front and rear garden. The rear garden slopes away from the rear of the house.

The West side of Chestnut Road where No. 9 is situated mainly consists of semi-detached properties with hipped roofs. Some of the properties have had single storey extensions to them in the past that are visible in the street scene, both to the side and front. No. 7 Chestnut Road has been given permission to change the roof to a gable end roof with a rear dormer window, but this has not been implemented as yet.

Proposal Description

This proposal has been amended to address concerns raised by neighbouring occupiers in regards to: overlooking from the rear dormer window and loss of light from the two storey side extension.

As such the proposal now consists of:

A single storey side and front extension with pitched roof to create additional living space and a front porch. A flat roofed rear single storey extension with roof lantern to create an enlarged kitchen and additional living space. A loft conversion with a gable end roof extension, a front and rear roof light and a reduced rear flat roofed dormer to create a new bedroom with ensuite. All of the extensions and alterations would be constructed from materials that match the materials used in the existing property.

Relevant Policies:

Borough of Redditch Local Plan No.3:

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BRA08 Development at Astwood Bank
BBE13 Qualities of Good Design
BBE14 Alterations and Extensions

Others:

SPG Encouraging Good Design
NPPF National Planning Policy Framework

Relevant Planning History

None

Consultations

Area Environmental Health Officer

No Objection subject to informative.

Public Consultation Response

3 neighbours have made comments objecting to this application, and here is a summary of their comments:

- o Concerned that the proposed 'rear flat roofed dormer' windows will look directly into our garden and house
- o Set a precedent for dormer windows on Chestnut Road
- o This overbearing extension would have serious consequences on amount of light currently available to my small kitchen

Other issues which are not material planning considerations have been raised, but are not reported here as they cannot be considered in the determination of this application.

Assessment of Proposal

No. 9 Chestnut Road is situated within the village settlement of Astwood Bank in the Borough of Redditch Local Plan No. 3. The area is predominantly residential; therefore, the principle of an extension in this locality is acceptable.

The proposed side and front extension and alterations to the shape of the roof would be visible in the street scene. However because similar extensions already exist or have been approved within the street, it is not considered the proposal would detrimentally detract from the character of the street scene or the property.

The side elevation of the neighbouring house, adjacent to the location of the proposed side extension, does have windows in it, one of which is the sole window to the kitchen. This element of the extension was originally proposed to be two storey. However

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following discussions with the neighbour and after assessing the impact this would have had on them in terms of loss of light, this section of the proposal has been amended to be single storey which would alleviate this issue. The proposed single storey side extension is currently 4.18 metres high to the ridge, which is 0.18metres above the height of a single storey side extension allowed under permitted development.

The proposed single storey rear extension would extend out from the original house by 4.7 metres. The adjoining property has already had a similar single storey extension so the proposal would not breach the 60 degree code. It is therefore considered that this element of the proposal would not have a detrimental impact on the amenities of the neighbouring properties in terms of loss of light in line with the SPG.

The SPG sets out that there should be a minimum distance of 22 metres between rear windows that directly face each other, with a greater separation distance between windows where there is a change in the ground level. In this case concerns have been raised over the proposed rear flat roof dormer and how it will impact on the privacy of the properties along Avenue Road at the rear of No. 9 Chestnut Road.

The properties on Avenue Road are set down from Chestnut Road. However there is a separation distance of 34 metres between the rear windows of No. 9 and the property directly at the rear, on Avenue Road. Because of this it is considered that the proposal is in line with our SPG and that the dormer window is acceptable. It is also noted that a similar rear dormer could be constructed at this property under permitted development, provided the other roof alterations did not take place.

As such it is felt the proposal complies with the policies in the local plan and is therefore considered to be acceptable. It is noted that the council have worked proactively with the applicant to work towards a positive outcome.

RECOMMENDATION:

That having regard to the development plan and to all other material considerations, planning permission be GRANTED subject to the following conditions:

Conditions:

- 1) The proposal must be started within 3 years from the date of this notice.

Reason: To comply with National Legislation.

- 2) The proposal shall be carried out as shown on the plans, schedules and other documents listed below;

Drawing No. 02 Rev. B- Proposed Elevations and Floor Plans

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Reason: To make sure the development is carried out exactly as shown on the plans, to ensure that it relates to the area in which it is being built and protects how that area looks, in order to comply with Policy B (BE).13 of the Borough of Redditch Local Plan Number 3.

- 3) The materials you use on the roof and wall of your development should match those of the existing building. If matching materials cannot be found then you must give details of, or send a sample of the type, colour and finish of the materials that you are going to use to the Council. The Council will agree these details with you in writing and you must use these materials when you build the development.

Reason: To make sure that the development relates to the area in which it is being built and protects how that area looks, in order to comply with Policy B (BE).13 of the Borough of Redditch Local Plan Number 3.

Procedural matters

This application is being reported to the Planning Committee because two (or more) objections have been received.

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Planning Application 2014/103/FUL

Change of use from Hair Salon (A1) to Fast Food takeaway (A5)

16 Unicorn Hill, Town Centre, Redditch, Worcestershire, B97 4QU

Applicant: Mr Cumali Gultekin
Expiry Date: 11th June 2014
Ward: ABBEY

(see additional papers for Site Plan)

The author of this report is David Kelly, Planning Officer (DM), who can be contacted on Tel: 01527 881345 Email: d.kelly@bromsgroveandredditch.gov.uk for more information.

Site and Proposal Description

The site comprises a corner property with elevations facing both Bates Hill to the north and Unicorn Hill to the south. The property consists of an attractive (late 19th Century) building with two bay windows and the likely original frontage facing towards the junction. The current entrance to the property is now from Unicorn Hill and there is a car park for three vehicles to the east of the site towards the junction of Unicorn Hill with Bates Hill. The site was formerly a hairdressers and there are a number of other businesses located adjoining the building including a beauty salon and taxi firm.

The proposal relates to the change of use of a hairdressers (A1) to a takeaway (A5).

Relevant Policies:

Borough of Redditch Local Plan No.3:

BBE13 Qualities of Good Design
ETCR01 Vitality and Viability of the Town Centre
ETCR06 North West Quadrant
ETCR12 Class A3, A4 and A5 Uses

Emerging Borough of Redditch Local Plan No. 4

Policy 30: Town Centre and Retail Hierarchy
Policy 31: Regeneration for Town Centre

Others:

NPPF National Planning Policy Framework

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Relevant Planning History

2014/132/ADV	Illuminated fascia signage		Pending
1985/521/ADV	Advertisement - Illuminated Projecting And Static Signs	Granted	09.01.1986
1977/007/FUL	Change Of Use Of Retail To Chartered Surveyors & Estate Agents	Granted	11.02.1977
1977/051/FUL	Proposed Alterations In Connection With New Offices	Granted	02.03.1977

Consultations

Highway Network Control

No objection.

Town Centre Co-ordinator

No objection provided that the proposal complies with policy E(TCR).12. A5 use in the town centre is considered acceptable in terms of both adopted and emerging local planning policy.

Environmental Health- Food

There is sufficient information in relation to odour control but limited in relation to noise.

Public Consultation Response

No comments have been received in relation to this application.

Assessment of Proposal

The proposal would be located within Redditch Town Centre designated by Policy E(TCR).1 of Adopted Local Plan No.3 and Policy 31 of Emerging Local Plan No.4. It is considered that local policies are compatible with the NPPF in ensuring the vitality of town centre locations. The views of the Town Centre Coordinator are noted and therefore the principle of the change of use at this location is considered acceptable.

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Other issues

In accordance with policy E(TCR)12 the principle of A5 use is acceptable subject to a number of criteria such as the impact of the proposal on the amenity of the area, provision of sufficient parking and servicing facilities. The views of Worcestershire Highways and Environmental Health are noted in this respect. There have been no objections raised to the hours of operation and the applicant has confirmed that there is no residential occupancy existing above the premises.

There is no objection raised from Worcestershire Highways, there is some parking provision on site and the site is in a sustainable location close to the bus and train station and town centre facilities. It is not considered that the proposed use would be more demanding on parking provision than the previous use.

Conclusion

The proposed A5 use is acceptable in principle in this town centre location and no material planning considerations have been raised which would justify withholding consent.

RECOMMENDATION:

That having regard to the development plan and to all other material considerations planning permission be GRANTED subject to the following conditions:

- 1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the grant of permission.

Reason: In accordance with the requirements of Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The development hereby approved shall be implemented in accordance with the following approved plans and documents:

Drawing No. 1413.100 (Site and Location Plans)
Drawing No. 1413.101 (Existing and Proposed Floorplans)
Drawing No. 1413.102 (Proposed Elevations)

Reason: To accurately define the permission for the avoidance of doubt and to ensure that the development is satisfactory in appearance in order to safeguard

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the amenities of the area in accordance with Policy B(BE).13 of the Borough of Redditch Local Plan No. 3.

- 3) The use hereby approved shall only open the public between the hours of 11am – 11pm Monday to Wednesday, 11am – 3am Thursdays to Saturdays and 11am to 6pm Sundays.

Reason: In the interests of nearby residential amenity and in order to comply with Policy B(BE)13 of the Borough of Redditch Local Plan No. 3.

Procedural matters

This application is being reported to Planning Committee because it proposes the change of use to A5 hot food takeaway. As such the application falls outside the scheme of delegation to Officers.