

**PLANNING
COMMITTEE**

16th January 2013

PLANNING APPLICATION 2012/293/FUL

**SINGLE STOREY EXTENSION TO FORM NEW RETAIL DISPENSING
PHARMACY WITH INTERNAL ALTERATIONS TO HEALTH CENTRE AND
INSTALLATION OF NEW ENTRANCE CANOPY**

WINYATES HEALTH CENTRE, WINYATES CENTRE, WINYATES

APPLICANT: DR RACHEL PRYKE
EXPIRY DATE: 15TH JANUARY 2013

WARD: WINYATES

(See additional papers for Site Plan)

The author of this report is Sharron Williams, Planning Officer (DM), who can be contacted on extension 3206 (e-mail: sharron.williams@bromsgroveandredditch.gov.uk) for more information.

Site Description

The site comprises of a purpose built Health Centre which is a detached building built in the 1970's. The building is located a short distance from, and at a lower level to the general parade of shops that serve this Centre. However, the site is adjacent to the local bus route and close to one of the communal car parks that serve the Centre.

The building itself comprises of two and single storey levels with a flat roof, and walls comprising of brickwork and vertical tiling.

Proposal Description

The proposal involves an infill single storey extension measuring approximately 6 x 10.7 metres in the location of the existing entrance to provide a dispensing pharmacy as a result of internal alterations. The extension would be finished with a flat roof and be finished on the walls with cedar cladding that would continue along the existing north elevation (single storey) for continuity.

A new glazed entrance (measuring 4 x 3.1 metres) is also proposed on the east elevation that would comprise of a steel framed canopy roof supported with steel columns. As a result of the proposed canopy, the footpath into the building is proposed to be re-aligned to make it more user friendly as it is currently of a very steep gradient.

The application is supported by a Design & Access Statement, a Climate Change Statement, a Community Involvement Statement, and a Secured by Design Statement

PLANNING COMMITTEE

16th January 2013

Relevant Key Policies

All planning applications must be considered in terms of the planning policy framework and all other relevant material considerations (as set out in the legislative framework). The planning policies noted below can be found on the following websites:

www.communities.gov.uk

www.wmra.gov.uk

www.worcestershire.gov.uk

www.redditchbc.gov.uk

National Planning Policy

National Planning Policy Framework (NPPF)

Regional Spatial Strategy (RSS) and Worcestershire County Structure Plan (WCSP)

Whilst the RSS and WCSP still exist and form part of the Development Plan for Redditch, in light of recent indications at national level that Regional Spatial Strategies and Structure Plans are likely to be abolished in the near future, it is not considered necessary to provide any detail at this point in relation to the RSS, or the WCSP.

Borough of Redditch Local Plan No. 3

C(T).7 Public Transport Infrastructure

E(TCR).9 District Centre

C(CF).1 Community facilities

B(BE).13 Qualities of Good Design

B(BE).14 Alterations and Extensions

Supplementary Planning Guidance / Supplementary Planning Documents

Borough of Redditch Supplementary Planning Guidance on Encouraging Good Design

Relevant Site Planning History

| Application no | Proposal | Decision | Date |
|-----------------------|----------------------------|-----------------|-------------|
| 1996/502 | Extension to Health Centre | Approved | 10.3.97 |

Public Consultation Responses

1 email of comment expressing concerns regarding potential impact on the District Centre.

PLANNING COMMITTEE

16th January 2013

Consultee Responses

Development Plans

The proposal does not conflict with either adopted or emerging planning policy and is therefore acceptable in planning policy terms.

County Highway Network Control

Comments awaited.

WRS

No adverse comments to make on proposal.

Crime Risk Manager

Comments awaited.

Landscape Services

No objection. No significant trees on site. The vegetation nearby should not be adversely affected by path widening / re-alignment due to its small size.

Assessment of Proposal

The key issues for consideration in this case are:-

Principle

The application site is within the Winyates District Centre. Policy E(TCR).9 of the Borough of Redditch Local Plan No.3 would apply which encourages the refurbishment, redevelopment, and extension of existing retail facilities, where this is consistent with the scale and function of the Centre. The policy emphasises that applications for retail development in District Centres will be considered favourably so long as the retail and community function of the District Centre is not undermined.

The proposal includes the provision of a dispensing chemist that is understood to be relocating from the existing chemist in the Centre. Therefore, a dispensing chemist would still be provided within the Centre but would be located within the Health Centre rather than within the parade of shops located nearby. It is considered that the proposal would comply with Policy E(TCR).9 in that it would be consistent with the scale and function of the District Centre.

Local health care is considered to be a community facility for the purposes of Policy C(CF).1 of Local Plan No.3. As the proposed extension is located within the District Centre it is considered that it compliments the neighbouring land-uses and would be accessible by a range of transport modes. As such the proposal would comply with Policy C(CF).1.

In addition, one of the NPPF's core planning principles is to "deliver sufficient community and cultural facilities and services to meet local needs." It is considered that the proposal would contribute positively to this principle.

PLANNING COMMITTEE

16th January 2013

The application details submitted clarify that the chemist would be open 08:00 -18:30 Monday to Friday, and 08:00 – 18:30 Saturday. The Health Centre is only open Monday to Friday so further clarification has been sought by Officers regarding the Saturday opening hours. In addition, details have been requested as to whether the dispensing chemist would sell other items that would normally be sold in a chemist. However, at the time of writing this report no additional information had been submitted by the agents regarding these points.

Design and Layout

The application is within the urban area of the Borough therefore the principle of some form of extension in this location is likely to be considered favourably so long as it complies with Policies B(BE).13 and B(BE).14 of the Borough of Redditch Local Plan No.3. The design of the proposal is in keeping with the basic design principles of the original building, but use of alternative materials proposed will help to update the appearance of this building. The proposal complies with the above policies.

Landscaping and Trees

The proposal would involve some engineering works as a result of the new entrance canopy and re-aligned footpath. Comments have been sought from Landscape Services who have clarified that no trees of significant value would be at risk as a result of the proposed works.

Highways and Access

The application site is within the District Centre which has communal car parking facilities and public transport links adjacent to the site. Therefore, the proposal is unlikely to cause highway issues. Comments are still awaited from County Highway Network Control.

Conclusion

There are still some outstanding queries regarding the relocation of the dispensing pharmacy and its hours of opening. It is hoped that further clarification of these matters will be provided in the update report. However, notwithstanding this, the principle of the facility in this location, and the design of the extension to provide the facility complies with policies in the Local Plan No.3 and is considered to be acceptable.

Recommendation

Having regard to the development plan and to all other material considerations, planning permission be GRANTED subject to the conditions and informatives as summarised below:

1. Development to commence within 3 years.
2. Details of materials to be submitted.
3. Use defined - Health Centre and dispensing pharmacy.

**PLANNING
COMMITTEE**

16th January 2013

4. Approved plans specified.
5. Limited working hours during construction period

Informatives

- 1 Reason for approval
- 2 Working with applicant – additional information sought

Procedural matters

The application is being reported to the Planning Committee as a result of a request from a Councillor who has concerns about the proposal.