

**PLANNING
COMMITTEE**

5th June 2013

PLANNING APPLICATION 2013/085/COU

CHANGE OF USE FROM CLASS B8 TO CLASS B2

58 PADGETS LANE, REDDITCH, WORCESTERSHIRE, B98 0RD

APPLICANT: Mr P GAINES
EXPIRY DATE: 27TH JUNE 2013

WARD: WINYATES

The author of this report is Harjap Rajwanshi, Planning Assistant (DM), who can be contacted on extension 3384 (e-mail: harjap.rajwanshi@bromsgroveandredditch.gov.uk) for more information.

(See additional papers for Site Plan)

Site Description

The application site relates to a storage/distribution unit (Class B8) located on an established industrial estate on Padgets Lane and lies within the Winyates ward. The site area is approximately 00.24 ha and the unit has a total gross internal floorspace of 1245 square metres. Residential dwellings are situated along Edgmond Close located to the south of the site and employment uses are situated to the north, east and west of the application site.

Proposal Description

The application seeks planning permission to change the use from an existing storage/distribution unit to a unit for the manufacture of shower trays. The existing use falls within the B8 category of the Town and Country Planning Use Classes Order 1987 (as amended) and the proposed use is a B2 use.

The proposed hours of opening would be 7am to 6pm (Monday to Friday) and 7am to 1pm (Saturday). No External alterations are proposed as part of this application.

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.redditchbc.gov.uk

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National Planning Policy

The National Planning Policy Framework (NPPF)

Borough of Redditch Local Plan No.3

Policy E(EMP).3 Primarily Employment Areas

Policy E(EMP).3a Development Affecting Primarily Employment Areas

The site is situated on land which is located within Flood Zone 3 of the Environment Agency Flood Zone Map and on land designated as a Primarily Employment Area, as depicted on the adopted Borough of Redditch Local Plan No.3 Proposals Map.

Relevant Site Planning History

86/66 Warehouse: Approved: 09.04.86

90/598 Phase 3 Extension to existing Warehouse: Approved: 19.12.90

Public Consultation Responses

None

Consultation Responses

Internal Consultees:

Development Plans Team

No Objection

Community Safety Officer

No Objection

Economic Development Unit

No Objection

Tree Officer

No Objection

Arboricultural team

No comments received

County Consultees:

County Highway Network Control

No Objection

Worcestershire Regulatory Services (WRS) Environmental Health

No Objection

Water Management Officer

No Objection subject to drainage condition

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External Consultees:

Environment Agency

No Objection

Crime Risk Manager

No Objection

Notes

The advice of the Council's Strategic Planning Section has been sought in relation to the proposal's acceptability in policy terms. The following saved policies in Local Plan No.3 are appropriate to this application.

Policy E(EMP).3 provides that within Primarily Employment Areas, development falling within Classes B1 (Business), B2 (General Industry) or B8 (Storage or Distribution) of the Town and Country Planning (Use Classes) Order 1987 (as amended), will normally be permitted.

Policy E(EMP).3a provides that development will only be permitted where it is compatible with the use of Primarily Employment Areas.

In accordance with the NPPF para 215, due weight should be given to this policy as it is consistent with paragraph 19 of the NPPF.

This application is proposing a change of use within the B Use Classes, which would comply with these policies.

In terms of emerging policy, draft Local Plan No.4 has recently been out for consultation with the public on the Plan's contents. The following emerging policies are relevant to this application. Policy 23: Development within Primarily Employment Areas, provides that development will not be permitted where it would restrict the current or future use or development of Primarily Employment Areas (as defined on the Policies Map) for employment purposes.

Assessment of Proposal

The main considerations in this application are the principle of the proposed development, the impact of the proposal on the neighbouring amenities and the impact on the existing parking arrangements.

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Principle of Change of Use

This proposal for change of use within the B Use Classes would support the continued use of Primarily Employment Land for its intended purpose. The proposal would be compliant with both national and local planning policy and therefore, from a planning policy perspective, this application would be supported as the proposed use is considered to be acceptable in principle.

In principle, the proposed Change of Use from (B8) to (B2) complies with the policies E(EMP).3 and E(EMP).3a of the Borough of Redditch Local Plan No 3 as listed above.

Impact on neighbouring amenities

The proposal may have potential to create noise through customer / staff activity. The Environmental Health department have been consulted on the proposal and have no concerns regarding potential noise / nuisance from the proposed (B2) use of this industrial unit.

Furthermore, the existing unit is situated within an established industrial estate and the residential dwellings situated to the south of the existing unit are sited approximately 65m (L) from the existing unit.

The Environment Agency have been consulted on the proposal with regard to potential flood risks and have stated that although the site is located within Flood Zone 3 ('high probability') based on their 'indicative' Flood Zone Map, the proposal is for a change of use within a 'Less Vulnerable' flood risk classification. Therefore, it is considered the potential flood risk would be no greater by the proposed (B2) use than the existing (B8) use.

It is therefore considered the proposal would raise no concerns over potential greater noise / nuisance or flood risks.

Impact on the existing parking arrangements

The Highways Officer has stated the parking standards for the proposed change of use are acceptable and the proposal would have no detrimental impact on highways safety.

A condition requiring the existing parking provision to be retained would safeguard the current parking in accordance with standards.

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Recommendation

That having regard to the development plan and to all other material considerations, planning permission be DELEGATED to the Head of Planning and Regeneration to GRANT PERMISSION following the expiry of the public consultation period (14th June 2013) and subject to conditions and informatives as summarised below:

- 1) Development to commence within 3 years
- 2) Plans approved specified
- 3) Existing parking provision to be retained

Informative

- 1) Reason for approval
- 2) LPA acted in a positive and proactive manner
- 3) Environment Agency letter dated 25th April; relating to the development note advisory content
- 4) Drainage

Procedural Matters

This application is being reported to Committee as the application is a small scale major and the recommendation is to grant planning permission. As such the application falls outside the scheme of delegation to Officers.