

**PLANNING
COMMITTEE**

25th September 2013

PLANNING APPLICATION: 2013/205/COU

**CHANGE OF USE FROM CLASS A1 (RETAIL) TO CLASS D2 -
(ASSEMBLY AND LEISURE).**

UNIT 1A, MILLSBOROUGH HOUSE, MILLSBOROUGH ROAD, REDDITCH

**APPLICANT: MR RUSSELL VINCENT
EXPIRY DATE: 29 OCTOBER 2013**

WARD: CENTRAL

(See additional papers for Site Plan)

The author of this report is Nina Chana, Planning Assistant (DM), who can be contacted on extension 3207 (e-mail: nina.chana@bromsgroveandredditch.gov.uk) for more information.

Site Description

Site forms part of a larger complex that was formerly a spring factory which over the years has been divided into smaller units consisting of a mixture of uses. The application site (Unit 1A) is located at the side of the main building, on the ground floor and fronts onto Millsborough Road. The unit was formally occupied by a company selling haberdashery items as well as curtains, blinds, fabrics, etc. This business (Vale Fabrics) has recently moved to another location within the Redditch area, hence the unit is currently empty.

Proposal Description

The application is for the change of use from A1 Retail use to D2 Assembly and Leisure use. However the applicant has specified within his application that his current intention is to use the unit as a gymnasium. The unit would be refurbished to accommodate gym machines and other associated equipment.

The facility would be open to gym members from 7.00am to 10.00pm Monday to Friday, 7.00am to 10 pm Saturdays and 7am to 4pm on Sundays.

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

National planning policy

National Planning Policy Framework

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Borough of Redditch Local Plan No.3

E(TCR).3 Peripheral Zone

E(TCR).4 Need and the Sequential Approach

Millsborough House is included in the Council's Schedule of Buildings of Local Interest

Relevant site planning history

Appn. no	Proposal	Decision	Date
1995/023	Change of Use from recreational and part Industrial uses to A1 Retail	Approved	01.03.1995

Consultation responses

No public comments received to date and no statutory consultations required

Assessment of proposal

The site is within an area designated as the Town Centre Peripheral Zone in the Borough of Redditch Local Plan No.3. Policy E(TCR).3 would apply. The primary aim of Policy E(TCR).3 is to complement the role and function of the Town Centre and encourage a mixture of uses such as residential, retail, commercial, light industry, warehousing, social, community, education, leisure or entertainment.

As stated above, the building has a history of industrial use and this use has been maintained when the building was subdivided into smaller commercial units, although other peripheral zone uses have since been approved and encouraged in the building. The unit concerned had the benefit of A1 use and has had a retail use until recently. This use was implemented for a period of 18 years but has since moved to other premises within the town. It is now proposed to use the unit as a gymnasium which falls under use class D2. This use would be compatible with Policy E(TCR).3 and as such the proposal would support the role and function of the Town Centre, and is considered to be acceptable.

The unit is in a sustainable location and there are plenty of available parking opportunities in close proximity to the site such that there are no concerns raised in this regard.

Conclusion

It is concluded that the proposed change of use would comply with the national and local planning policy framework and is therefore acceptable in this location of the town.

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Recommendation

That having regard to the development plan and to all other material considerations, authority be delegated to the Head of Planning & Regeneration to GRANT planning permission subject to the expiry of the consultation period on 1st October 2013 with no new material considerations having been raised and to conditions and informatives as summarised below:

- 1 Development to commence within 3 years.
- 2 D2 Use
- 3 Plans approved specified

Informatives

- 1 Reason for approval

Procedural matters

This application is reported to planning committee for determination because it falls outside of the scheme of delegation set out in the constitution as it is change of use to a D2 use.