

**PLANNING
COMMITTEE**

23rd October 2013

Planning Application 2013/173/FUL

Change of use from shop unit (A1) to a community facility to provide training / workshops with ancillary office

Unit 12 Winyates Shopping Centre, Redditch, Worcestershire, B98 0NR

**Applicant: Ms Liz Williams
Expiry Date: 1 October 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 Tel: 01527 534061 Email: sharron.williams@bromsgroveandredditch.gov.uk for more information.

Site Description

The site comprises of a purpose built shopping centre comprising of a parade of shops at ground floor level with maisonettes above. Communal car parking exists nearby and the site has good access to the local bus route.

The frontage of the building comprises of a glazed shopfront with signage that matches the neighbouring units.

Proposal description

The unit is currently vacant and has been for a considerable time. It is proposed to convert the premises to a community facility that would provide a number of services such as:-

- Training area for individual community members in life skills such as cookery, food hygiene, healthy eating demonstrations etc.
- Training/ meeting/activity space for local community activity organised by the AoHN (Area of Highest Need) project.
- Community meetings.
- Drop in centre for internet service.
- After school club for at risk children.
- Other activities such as jewellery making groups etc.

The proposal involves internal alterations to create a larger office towards the rear of the unit and the provision of an accessible toilet. The middle of the premises would be laid out to provide a kitchen facility for demonstration purposes. The front of the premises would remain open plan for the various activities proposed. No plans are proposed to alter the shop front in any way and the existing steel shutter for the frontage would be maintained.

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The hours of operation would be 09:00 - 20:00 hours Monday to Friday, and 09:00 - 19:00 hours Saturday.

Relevant Policies :

Borough of Redditch Local Plan No.3:

ETCR09 District Centres
CT07 Public Transport Infrastructure
CCF01 Community Facilities

Others:

SPD9 Designing for Community Safety

Relevant Planning History

88/489 Change of use to licensed betting office Approved 15.9.89

Consultations

Environmental Health- Food

No Comments Received To Date

Property Services Manager

No Comments Received To Date

Crime Risk Manager

No Comments Received To Date

Town Centre Co-ordinator

No Comments Received To Date

Highway Network Control

No Comments Received To Date

Public Consultation Response

No comments submitted.

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. Typically a District Centre would accommodate a newsagent, green grocery store, post office, pharmacy, hairdresser and other small

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shops of a local nature. Proposals that would undermine the retail and community function of a District Centre would be refused.

Due to the nature of the proposed use, it is considered that it would be an important community facility for this area and therefore would comply with policy E(TCR).9 of the Borough of Redditch Local Plan No.3.

In addition, policy C(CF).1 of Local Plan No. 3 would apply and refers to community facilities that should complement neighbouring land-uses, be accessible by a range of transport modes, and meet a genuine community need. Given the facilities are being organised by the AoHN project for this area, it is considered that the proposal would comply with this Policy.

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.

The application details submitted clarify that the facility would be open 09:00 - 20:00 hours Monday to Friday, and 09:00 - 19:00 hours Saturday. It is considered that the hours of operation would complement the role and function of this District Centre and would not hinder the amenities of neighbouring occupiers.

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

The principle of the facility in this location complies with policies in the Local Plan No.3 and is considered to be acceptable.

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 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.

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- 2) The use hereby approved shall operate only between the hours of 09:00 - 20:00 hours Monday to Friday, 09:00 - 19:00 hours Saturday and shall be closed on Sundays, Bank and Public Holidays.

Reason: In the interests of nearby residential amenity and in accordance with policy E(TCR).9 of the Borough of Redditch Local Plan No.3.

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

Site location plan		received 6 August 2013
Detailed plans	Dwg. No. JH / Winyates /12/2	received 6 August 2013

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

- 4) The development hereby approved shall be used for the purposes of a community facility to provide community related training / workshops with ancillary office and for no other purpose.

Reason:- To define the terms under which permission for this development is granted and in accordance with Policy of the Borough of Redditch Local Plan No.3

Informatives

- 1) Proactive engagement by the local planning authority was not necessary in this case as the proposed development was considered acceptable as initially submitted.

Procedural matters

This application is being reported to the Planning Committee because the applicant is Redditch Borough Council. As such the application falls outside the scheme of delegation to Officers.