

**PLANNING  
COMMITTEE**

12th February 2014

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**Planning Application 2013/291/COU**

**Change of Use of ground, basement and sub-basement to Class A3  
(Cafe/Restaurant) and A5 (Hot Food Take-away) use**

**Unit 27, Kingfisher Walk, Redditch, Worcestershire, B97 4EY,**

**District: Town Centre  
Applicant: Mr Matthew Rhodes  
Expiry Date: 27th December 2013  
Ward: ABBEY**

**(see additional papers for Site Plan)**

The author of this report is Nina Chana, Planning Officer (DM), who can be contacted on Tel: 01527 548241 Email: nina.chana@bromsgroveandredditch.gov.uk for more information.

**Site Description**

This unit lies on Kingfisher Walk which is on the western side of the Kingfisher Centre. This is a vacant retail unit which provides approximately 140 square metres of retail and storage space divided between the mall level, the basement and the sub-basement. One of the adjacent units (No 26) is occupied but the other side (No. 28) is vacant.

**Relevant Policies :**

**Borough of Redditch Local Plan No.3:**  
ETCR01 Vitality and Viability of the Town Centre  
ETCR05 Protection of the Retail Core

**Emerging Borough of Redditch Local Plan No. 4**  
Policy 30: Town Centre and Retail Hierarchy  
Policy 31: Regeneration for Town Centre  
Policy 32: Protection of the Retail Core

**Others:**  
National Planning Policy Framework (NPPF)

**Consultations**

**Senior Community Safety Project Officer Community Safety**  
No Comments Received To Date

**PLANNING  
COMMITTEE**

12th February 2014

---

**Development Plans**

No Objections

**Environmental Health- Food**

No Comments Received To Date

**Area Environmental Health Officer**

No Comments Received To Date

**Crime Risk Manager**

No Comments Received To Date

**Severn Trent Water Ltd**

No Objections

**Town Centre Co-ordinator**

No Comments Received To Date

**Public Consultation Response**

None

**Assessment of Proposal**

This application is for a Change of Use from A1 to Use Class A3 (Cafe/Restaurant) and Class A5 (Hot Food Take Away). The unit is split into the mall level, basement and sub-basement area. The mall level of the unit falls within the Retail Core as designated by Borough of Redditch Local Plan No 3 and is currently empty and has been for a while. The basement and sub-basement areas are not within the designated retail core.

The Kingfisher Centre is committed to enhance the leisure and entertainment services and to boost the vitality and viability of the town centre as a whole and such a use would enhance both the day and evening economy. This would accord with and be supported by Policy E(TCR).1 - Vitality and Viability of the Town Centre.

Policy E(TCR).5 of the Borough of Redditch Local Plan No 3 requires the protection of the retail core. The unit which is proposed for the change of use is located between one unit which is already in non-retail use and one which is currently vacant, but was formally in retail use. This change of use would therefore result in two adjacent non-retail units, which is acceptable in terms of this policy.

Draft Local Plan No.4 contains a Vision which encourages the Town Centre to be vital and vibrant. This is supported by an objective to "improve the vitality and viability of Town and District Centres in the Borough by day and night by promoting a vibrant mix of uses including residential." There are particular policies contained within the Local Plan which seek to deliver the vision and objective.

**PLANNING  
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Policy 30 - Town Centre and Retail Hierarchy promotes the use in the town centre in line with the retail hierarchy. The retail hierarchy promotes the town centre to be the preferred location for leisure, entertainment and major retail developments and for uses that attract a large number of people hence, this type of use would be suitable for this location.

Policy 31 - Regeneration for the Town Centre includes improving and diversifying the town centre, hence this application would assist in adding to the vitality and vibrancy of the town centre.

Policy 32 - Protection of the Retail Core has the same requirements as Policy E(TCR).5 of the current local plan .

This change of use is also supported by the aspirations of the national Planning Policy Framework in terms of the vitality and viability of the town centre.

Given the location of the unit, it is not considered necessary to control the hours of operation.

The proposal is therefore considered to be compliant with the relevant policy framework and of benefit to the local economy and as such is considered to be favourable. No other issues have been identified to outweigh this.

**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 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 Number W1324633 - LP1- Location Plan
- Drawing Number W1324633 - COU1 - Floor Plans and Shop Front Elevation

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 E(TCR).5 of the Borough of Redditch Local Plan Number 3.

**Procedural matters**

This application is reported to Planning Committee for determination because the application is for Change of Use from A1 to A3/A5, and as such the application falls outside the scheme of delegation to Officers.