

**PLANNING
COMMITTEE**

11th June 2014

Planning Application 2014/103/FUL

Change of use from Hair Salon (A1) to Fast Food takeaway (A5)

16 Unicorn Hill, Town Centre, Redditch, Worcestershire, B97 4QU

Applicant: Mr Cumali Gultekin
Expiry Date: 11th June 2014
Ward: ABBEY

(see additional papers for Site Plan)

The author of this report is David Kelly, Planning Officer (DM), who can be contacted on Tel: 01527 881345 Email: d.kelly@bromsgroveandredditch.gov.uk for more information.

Site and Proposal Description

The site comprises a corner property with elevations facing both Bates Hill to the north and Unicorn Hill to the south. The property consists of an attractive (late 19th Century) building with two bay windows and the likely original frontage facing towards the junction. The current entrance to the property is now from Unicorn Hill and there is a car park for three vehicles to the east of the site towards the junction of Unicorn Hill with Bates Hill. The site was formerly a hairdressers and there are a number of other businesses located adjoining the building including a beauty salon and taxi firm.

The proposal relates to the change of use of a hairdressers (A1) to a takeaway (A5).

Relevant Policies:

Borough of Redditch Local Plan No.3:

BBE13 Qualities of Good Design
ETCR01 Vitality and Viability of the Town Centre
ETCR06 North West Quadrant
ETCR12 Class A3, A4 and A5 Uses

Emerging Borough of Redditch Local Plan No. 4

Policy 30: Town Centre and Retail Hierarchy
Policy 31: Regeneration for Town Centre

Others:

NPPF National Planning Policy Framework

**PLANNING
COMMITTEE**

11th June 2014

Relevant Planning History

2014/132/ADV	Illuminated fascia signage		Pending
1985/521/ADV	Advertisement - Illuminated Projecting And Static Signs	Granted	09.01.1986
1977/007/FUL	Change Of Use Of Retail To Chartered Surveyors & Estate Agents	Granted	11.02.1977
1977/051/FUL	Proposed Alterations In Connection With New Offices	Granted	02.03.1977

Consultations

Highway Network Control

No objection.

Town Centre Co-ordinator

No objection provided that the proposal complies with policy E(TCR).12. A5 use in the town centre is considered acceptable in terms of both adopted and emerging local planning policy.

Environmental Health- Food

There is sufficient information in relation to odour control but limited in relation to noise.

Public Consultation Response

No comments have been received in relation to this application.

Assessment of Proposal

The proposal would be located within Redditch Town Centre designated by Policy E(TCR).1 of Adopted Local Plan No.3 and Policy 31 of Emerging Local Plan No.4. It is considered that local policies are compatible with the NPPF in ensuring the vitality of town centre locations. The views of the Town Centre Coordinator are noted and therefore the principle of the change of use at this location is considered acceptable.

**PLANNING
COMMITTEE**

11th June 2014

Other issues

In accordance with policy E(TCR)12 the principle of A5 use is acceptable subject to a number of criteria such as the impact of the proposal on the amenity of the area, provision of sufficient parking and servicing facilities. The views of Worcestershire Highways and Environmental Health are noted in this respect. There have been no objections raised to the hours of operation and the applicant has confirmed that there is no residential occupancy existing above the premises.

There is no objection raised from Worcestershire Highways, there is some parking provision on site and the site is in a sustainable location close to the bus and train station and town centre facilities. It is not considered that the proposed use would be more demanding on parking provision than the previous use.

Conclusion

The proposed A5 use is acceptable in principle in this town centre location and no material planning considerations have been raised which would justify withholding consent.

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 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 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.

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

Drawing No. 1413.100 (Site and Location Plans)
Drawing No. 1413.101 (Existing and Proposed Floorplans)
Drawing No. 1413.102 (Proposed Elevations)

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

**PLANNING
COMMITTEE**

11th June 2014

the amenities of the area in accordance with Policy B(BE).13 of the Borough of Redditch Local Plan No. 3.

- 3) The use hereby approved shall only open the public between the hours of 11am – 11pm Monday to Wednesday, 11am – 3am Thursdays to Saturdays and 11am to 6pm Sundays.

Reason: In the interests of nearby residential amenity and in order to comply with Policy B(BE)13 of the Borough of Redditch Local Plan No. 3.

Procedural matters

This application is being reported to Planning Committee because it proposes the change of use to A5 hot food takeaway. As such the application falls outside the scheme of delegation to Officers.