

**PLANNING
COMMITTEE**

09th July 2014

Planning Application 2014/119/COU

Change of use from A3 (Restaurant) to A5 (Takeaway) with associated works including new shop front and new exhaust system and extended opening hours

25 Unicorn Hill, Town Centre, Redditch, Worcestershire, B97 4QR

**Applicant: Mr Umit Maman
Expiry Date: 27th 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 an existing vacant unit on the south side of Unicorn Hill with Vine Street to the rear. The unit forms part of a utilitarian block probably dating from the 1960's.

The proposal relates to a change of use on the ground floor of the premises from A3 (Restaurant) to A5 (Hot Food Takeaway). The proposal also includes alterations to the façade of the premises.

Relevant Policies:

Borough of Redditch Local Plan No.3:

BBE13 Qualities of Good Design
BBE 16 Shopfronts
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
Policy 40: High Quality Design and Safer Communities
Policy 41: Shopfronts and Shopfront Security

Others:

NPPF National Planning Policy Framework

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Consultations

Highway Network Control

No objection.

Town Centre Co-ordinator

The proposal for A5 use in the town centre is considered appropriate in both adopted and emerging planning policy. Subject to the criteria of policies E(TCR).12 and B(BE).16 being met satisfactorily, the proposal is considered to comply with adopted and emerging planning policy.

Environmental Health- Food

No objection in relation to the ventilation systems proposed.

Public Consultation Response

No comments have been received in relation to this application.

Assessment of Proposal

This currently vacant unit is 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. The site is located outside the defined retail core. 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 Co-ordinator are noted and therefore the principle of the change of use at this location is considered acceptable.

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.

No objections have been raised from Worcestershire Highways 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 restaurant use which could re-open in this capacity at any time in the future.

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.

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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. 1404.103 (Location Plans)
Drawing No. 1404.101 (Existing and Proposed Floorplans)
Drawing No. 1404.102 (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 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.

- 4) This change of use pertains to the use of the Ground Floor only.
Reason: For the avoidance of doubt.

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.

Informative ADV.01 (Advertisement Consent needed)