



Planning Committee

Winyates Ward

19 May 2009

2009/064/COU CHANGE OF USE FROM DENTAL SURGERY (D1) TO HAIRDRESSING SALON (A1)
UNIT 15 WINYATES CENTRE, WINYATES
APPLICANT: MR G ARUNDEL – ‘SCISSORS’
EXPIRY DATE: 4 JUNE 2009

Site Description

(See additional papers for Site Plan)

Unit 15 is an existing Dental Surgery unit measuring 103 square metres in area and is located within the Winyates District Centre. It was formally occupied by Dentists who vacated the Unit in October 2007. The Unit is located by the western entrance to the Winyates Centre.

Proposal description

This is a full application to Change the Use from D2 (Dental Surgery) to A1 (Hairdressing Salon). No external alterations are proposed.

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.wmra.gov.uk

www.worcestershire.gov.uk

www.redditchbc.gov.uk

Borough of Redditch Local Plan No.3

E(TCR).9 District Centres

S.1 Designing out Crime

SPDs

Designing for Community Safety

Relevant site planning history

None

Consultee responses

Property Services Manager

No response received

Procedural matters

This application is reported to Planning Committee because Redditch Borough Council is the landowner. The scheme of delegation to planning officers requires applications to be reported to the planning committee where Redditch Borough Council is the landowner and the recommendation is one of approval.

Members will also be aware that unless they choose to grant this application with a condition restricting the use of the unit, permission would be granted for any A1 use of the unit, not simply that which seeks the approval.

Assessment of proposal

The key issues for consideration in this case are as follows:

Principle of Change of Use:

The District Centres are the secondary level of shopping, meeting daily needs for basic items. District centres mainly accommodate newsagents, grocery stores, sub-post offices and occasionally a pharmacy, hairdresser and other shops. It is important to protect and where appropriate enhance District Centres.

The applicant currently occupies Unit No 16 in the Winyates Centre and wishes to re-locate to Unit No 15.

The occupations of the units within the Winyates District Centre are currently as follows:

Unit 1 (postal no. 5)	Chinese Take-Away	A5 Takeaway
Unit 2 (postal no. 4)	Fish & Chip Takeaway	A5 Takeaway
Unit 3 (postal no. 3)	RBC One Stop Shop	
Unit 4 (postal no. 2)	Vacant	
Unit 5 (postal no. 1)	Convenience Store	A1 Retail
Unit 6 (postal no.15)	Vacant	
Unit 7 (postal no.16)	Hairdressers	A1 Retail
Unit 8 (postal no.17)	Optician	A1 Retail
Unit 9 (postal no.18)	Pharmacy	A1 Retail
Unit 10 (postal no.19)	Newsagents	A1 Retail
Unit 11 (postal no.21)	Nursery School	D1 Use
Unit 12 (postal no.22)	Vacant	
1st and 2nd floor offices	West Mercia Police	

The Dental Practice in Unit No 15 ceased to operate around October 2007 and the lease they had with Redditch Borough Council expired in March 2008. The unit has been unoccupied for the last 12 months.

The applicant wishes to expand his hairdressing business to include some beauty treatments, hence moving to Unit 15, which is larger in size than Unit 16. This would not only be beneficial to the business but would also offer more services to the public within the District centre, thus enhancing its vitality and viability in compliance with planning policy objectives.

Conclusion

In conclusion, the Change of Use of this unit would not only be beneficial to the business, but would also enhance the vitality and viability of the Winyates Centre. Your Officers would therefore recommend that planning permission be granted.

Recommendation

That having regard to the development plan and to all other material considerations, planning permission be GRANTED subject to conditions and informatives as summarised below:

- 1) Development to commence within 3 years