

**PLANNING  
COMMITTEE**

11th March 2015

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**Planning Application 2015/003/FUL**

**Demolition of existing Garage and side lean-to, erection of rear two storey and single storey extension, installation of shop front. Change of use of building to mixed use showroom (A1), office (B1) and storage (B8).**

**324 Evesham Road, Redditch, Crabbs Cross, Worcestershire, B97 5JB**

**Applicant: Mr Malcolm Dyson**

**Expiry Date: 4th March 2015**

**Ward: CRABBS CROSS**

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

The author of this report is Sarah Hazlewood, Planning Officer (DM), who can be contacted on Tel: 01527 881720 Email: sarah.hazlewood@bromsgroveandredditch.gov.uk for more information.

**Site Description**

The site comprises a former police station building set within a large, oblong shaped curtilage accessed off Evesham Road. The site is situated within a predominantly residential area between the district centres of Crabbs Cross and Headless Cross. To the north east of the application site on the opposite side of Evesham Road there is The Church of Jesus Christ of Latter-Day Saints. To the rear of the site, it is largely laid to lawn with a vehicular access running along the rear boundaries of 1, 3 and 5 Yvonne Road to a single flat roofed garage. The front of the site is laid to hardstanding for vehicular parking.

**Proposal Description**

The application seeks a change of use from police station to a mixed use office, storage and retail unit for Malcolm Dyson stationers. To the rear of the site a two storey and single storey extension is proposed along with a gravelled parking area. The two storey element of the proposed extension will be finished in materials to match the existing building with the single storey element being finished with white render to the walls and profiled metal sheet roof. A 2 metre high timber gate is proposed across the access driveway to restrict access to this area. To the front of the building a larger shopfront style window is proposed. It is proposed to relocate the existing business from 325 Evesham Road, a backland site on the opposite side of the road from the application site.

**Relevant Policies:**

**Borough of Redditch Local Plan No.3:**

CS07 The Sustainable Location of Development

BBE13 Qualities of Good Design

BBE14 Alterations and Extensions

BBE16 Shopfronts

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**Others:**

NPPF National Planning Policy Framework  
NPPG National Planning Practice Guidance

**Relevant Planning History**

2014/046/COU	Change of use from police station (sui generis) to residential (class C3) to form one three bedroom dwelling with single garage.	Approved	03.04.2014
1999/001/FUL	Conversion Of Police House To Police Station/Office	Approved	16.02.1999
1991/107/FUL	Change Of Use Of Residential Part To Local Police Office And Victim Support Suite	Approved	30.04.1991

Permission was granted in 2014 for the use of the application site building as a dwelling, however your Officers are not aware that this permission has ever been implemented and therefore the lawful use of the site remains as a police station (a sui generis use).

**Consultations**

**Highway Network Control**

No Objection to the grant of permission.

**Worcestershire Regulatory Service**

No comments from a nuisance point of view.

**Public Consultation Response**

18 letters of objection have been received with matters raised relating to:

- The proposal would change the look of the area and be out of keeping with the current housing having a warehouse with a tin roof.
- Impact on wildlife through the removal of trees already undertaken
- The noise impact of the proposal including the impact of lorries on a gravelled area, particularly in rear garden areas, from existing issues relating to lorries turning at the top of Yvonne Road, the loading/unloading of vans at the existing shop being noisy.
- The site being turned in to an industrial estate, warehouse and yard
- Pollution
- Privacy including impact on outlook from residential properties and overlooking from the development
- The application not benefitting the community in any way.

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- Impact on highway safety including the proposal increasing the chances of accidents as there is a blind spot at the top of the road, there are speeding vehicles along Yvonne Road, school children disembarking
- Overdevelopment of the site
- Anti-social behaviour/security concerns
- Diesel fumes in rear gardens

Other issues which are not material planning considerations have been raised, but are not reported here as they cannot be considered in the determination of this application.

**Assessment of Proposal**

**Principle**

The application site is not allocated within the Borough of Redditch Local Plan No. 3 for any particular use, however as the site is within the urban area the proposed use is considered acceptable in principle and would accord with Policy CS.7 of the Borough of Redditch Local Plan No. 3. Furthermore, whilst the site lies outside of the District Centres of both Crabbs Cross and Headless Cross, Evesham Road is characterised by a number of non-residential uses sporadically arranged along the extent of the road between the district centres and therefore the proposal would not appear out of character with the wider area.

**Design and Layout**

A small two storey extension is proposed to the rear to provide a document store at first floor level and a storage area at ground floor level. Beyond this a single storey extension is proposed for delivery vehicles to be loaded/unloaded within in order to minimise the noise impact on the neighbouring properties. In relation to these elements of the proposal it is considered that the size, form and design of the proposed extension would not have a harmful overbearing or overshadowing impact on the amenities of the occupiers of the nearby dwellings and in addition the proposed use of these elements of the building as storage area would not result in any overlooking. Furthermore, the proposed extension would appear subordinate to the existing building through the set down of the two storey element and the overall height and size of the single storey element. In terms of the social role of achieving sustainable development as defined at paragraph 7 of the NPPF through creating a high quality built environment it is considered that policies B(BE).13 and B(BE).14 of the Local Plan accord with this requirement and the proposal meets these policies.

**Residential Amenity**

A number of representations raise concerns in relation to the noise impact of the proposal, particularly in relation to vehicles accessing the rear of the site and the timing of deliveries to the site at 325 Evesham Road currently operated by the applicant. It is of note that the site at 325 Evesham Road is not operating under the terms of a specific planning permission. Instead the site has an established use as a light engineering premises derived from its historic use as a needle works. As such the local planning authority does not have the ability to control the hours that the site operates or when

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deliveries are undertaken. By contrast, the proposed development could be subject to such controls and indeed the applicant is seeking operating hours of between 0800 - 1700 hrs Monday - Friday with deliveries restricted to between 0645 - 1700 hrs. Given the predominantly residential nature of the surrounding properties it is considered reasonable to control the hours of operation and timing of deliveries to and from the site.

Furthermore, there are a number of other factors which your officers consider also limit the intensity of use of the site and the number of vehicle movements that are likely to occur along the boundary with the Yvonne Road properties:

- The proposal introduces a timber gate across the existing access to the site to limit the vehicular access to the rear of the property to delivery vehicles only.
- The size of access to the side of the building naturally reduces type of vehicles which can access the rear of the site as it is only 3 metres wide.
- There is an existing garage with driveway access along rear boundaries of 1, 3, and 5 Yvonne Road which could be utilised when as a police station or if the conversion to a dwelling had taken place and could result in unrestricted vehicle movements along this access.
- Consideration is required as to the type, frequency and intensity of car movements that were present at the site when it was operational as a police station. The planning permission from 1999 granting the use of the site as a police station did not include any restrictive conditions relating to the hours of operation of the building.

Worcestershire Regulatory Services have not raised any objection to the proposal on the basis of nuisance.

Taking all these matters in to account, given that the hours of opening and delivery can be adequately controlled via planning condition it is considered unreasonable to resist the proposal based on the noise and disturbance impact of the proposal. In this regard the proposal is considered to accord with the environmental dimension of sustainable development as advocated at paragraph 7 of the NPPF and policy B(BE).13 of the Local Plan.

**Highway Safety**

The proposal seeks to retain the existing hard standing to the front of the site to provide vehicular parking and sufficient space for delivery vehicles to pull off the highway. In terms of how the current site operates at 325 this would represent an enhancement to highway safety given that this site does not benefit from any dedicated parking or delivery vehicle arrangements. Furthermore, there has been a concern raised relating to pedestrian safety. However given the lawful use of the site, the vehicle movements that would have been associated with this and that the highway authority raise no objection to the proposal, it is considered unreasonable to refuse planning permission on the basis of highway safety.

**Other matters**

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An element of the proposal incorporates a small showroom for the sale and display of stationery products. Whilst this is an A1 use that should ordinarily be located within the town centre, it is considered that due to it only representing an ancillary element of the proposal, the size of which can be adequately controlled by condition, it is acceptable in this instance.

**Conclusion**

The purpose of the planning system is to contribute to the achievement of sustainable development. The NPPF states that to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system. It requires a positive approach to sustainable new development and specifically seeks to promote the development of existing businesses. Paragraph 19 of the NPPF states that significant weight should be placed on the need to support economic growth through the planning system. Your Officers consider that the economic, social and environmental aspects of sustainable development would be achieved. The proposal would therefore represent sustainable development.

Your Officers have considered the three dimensions to achieving sustainable development and, having taken into account the consultation replies and third party representations and the active role required of planning to guide development to sustainable locations, are of the view that the proposal would represent sustainable development and be unlikely to cause significant harm to amenity and therefore should be approved.

**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;

1730.01  
1730.03A

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 B (BE).13 of the Borough of Redditch Local Plan Number 3.

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- 3) It will only be possible to have deliveries to the site between 06:45hrs and 17:00hrs, Mondays to Fridays. The business shall operate and be open to customers between 08:00hrs and 17:00 hrs Mondays to Fridays. It will not be possible to deliver, collect or operate outside of these hours or at any time in the day on a Saturday, Sunday or a Bank or Public holiday unless previously agreed with the Council.

Reason: To make sure that the living conditions of the residents living near to the site are not harmed as a result of the works in order to comply with policy B(BE).13 of the Borough of Redditch Local Plan Number 3.

- 4) The amount of A1 retail floorspace shall be restricted to 15.6 square metres as detailed on plan 1730.03A and shall remain ancillary to the predominant B1/B8 use of the application site.

Reason: Any increase in the use of the site for A1 retail purposes may require further consideration by the Local Planning Authority in order to comply with Policy E(TCR).1 of the Borough of Redditch Local Plan Number 3 as a wholly retail use of the site may be inappropriate in principle and have impact on highway safety and residential amenity.

**Informatives**

- 1) The LPA are aware of the requirement to work in a positive and proactive manner with the applicant in the determination of planning applications. In this case the applicant provided amended plans and additional information during the course of the application process in order to arrive at a positive outcome for the application.

**Procedural matters**

This application is being reported to the Planning Committee because two (or more) objections have been received and as such it falls outside the scheme of delegation to officers.