

**PLANNING  
COMMITTEE**

10th June 2015

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**Planning Application 2015/085/FUL**

**Erection of 1no. builders' merchants for display, sale, storage of building, timber and plumbing supplies, plant and tool hire including outside display and storage; access and associated works**

**17 Howard Road, Park Farm, Redditch, Worcestershire, B98 7SE**

**Applicant: Travis Perkins (Properties) Limited  
Expiry Date: 22nd June 2015  
Ward: GREENLANDS**

**(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**

The site is located within Park Farm which falls within a Primarily Employment Area as defined in the Borough of Redditch Local Plan No 3. To the east of the site lies the Redditch Borough Council's Crossgates Depot and to the west are units Nos. 9-16 Howard Road. Howard Road is accessed off Old Forge Drive. The total site area is 0.6 hectares.

**Proposal Description**

Planning permission is being sought for the construction of a unit for the purpose of a builder's merchants. This will include the display, sale and storage of building, timber and plumbing supplies. Also proposed is plant and tool hire including outside display and storage, access and associated works. The building is proposed to be 1,578 square metres which will include a 356 square metre mezzanine floor.

Prior approval has already been granted for the demolition of the existing buildings.

**Relevant Policies :**

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

BBE13 Qualities of Good Design  
EEMP03 Primarily Employment Areas  
EEMP3A Development Affecting Primarily Employment Areas

**Emerging Borough of Redditch Local Plan No. 4**

Policy 5: Effective and Efficient use of Land

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**Others:**

NPPF National Planning Policy Framework  
NPPG National Planning Practice Guidance

**Relevant Planning History**

2008/392/FUL	Alterations and extensions to building	Approved	16.02.2009
2010/256/FUL	New fence at front of property. Weighbridge and Portacabin at Crossgates Road entrance. Replacement gates at Studley Road entrance and increase height of existing rear fence	Approved	30.11.2010
2011/201/FUL	Proposed security office	Approved	13.09.2011
2015/066/DEM	Demolition of Existing Industrial Building	Approved	16.03.2015

**Consultations**

**Highway Network Control**

Recommends that any permission which the District Planning Authority may wish to give include the following conditions:-

H13

Access, turning and parking

HN4

Private Apparatus within the Highway

HN5

Alteration of highway to provide new or amend vehicle crossover

**Development Plans**

1. This proposal falls within a Primarily Employment Area. The site is not allocated in BORLP4 and will not have a negative impact on the Borough's employment land supply.
2. The proposed sui generis use, in this location will not compromise future employment related uses and is considered favourably.

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3. This application proposes to bring back into use a redundant site, which has been unsuccessfully marketed and is in a location which would be amenable to the proposed use.

From a planning policy perspective, this application can be supported.

**Contaminated Land- Worcestershire Regulatory Services**

No Comments Received To Date

**North Worcestershire Water Management**

No Objections

**Public Consultation Response**

No Objections received to date

**Assessment of Proposal**

The site lies within a primarily employment area where policies favour B1, B2 and B8 uses. This is a proposed sui generis use therefore regard has to be given to the nature of the location, the proposed use and its compatibility with the site and adjacent uses. Whilst the proposal is not for a 'B' use, builder's merchants are generally located within primarily employment areas in Redditch, for example, Buildland (East Moons Moat), Jewson (Enfield) and Graham (Park Farm). Primarily employment areas are considered to provide an appropriate location for a sui generis use of this nature.

In accordance with the National Planning Policy Framework, paragraph 215, due weight should be given to this policy as it is consistent with paragraphs 19 and 22 of the National Planning Policy Framework.

In terms of the height and scale of the proposal, the building would sit comfortably within the site and be in keeping with the surrounding area.

In terms of site access and vehicular movement, the proposals provide suitable arrangements that will not adversely impact upon traffic or highway safety. Vehicular access into the site will be via the existing vehicular access to the east of the site. A new access would be created in the middle of the two existing accesses, to be used as an exit only from the development site. The existing access to the west of the site would be closed off and reinstated as footway. The In and-Out access arrangement would ensure that all vehicles exit the site in forward gear. The highways officer has raised no objections.

The proposals include a 2.4 metre high Paladin fence along the perimeter of the site. Galvanised gates are proposed at the egress and ingress to the car park. These

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measures will ensure that the site is completely secure, which is evidently necessary given the open storage of building materials within the site.

In conclusion, this proposal falls within a Primarily Employment Area. The site is not allocated in the Emerging Borough of Redditch Local Plan 4 and will not have a negative impact on the Borough's employment land supply. The proposed sui generis use, in this location will not compromise future employment related uses and is considered favourably and this proposal proposes to bring back into use a redundant site, which has been unsuccessfully marketed and is in a location which would be amenable to the proposed use.

The scheme has raised no other material planning issues and has required no further negotiations or amendments. As such it is considered that the proposal complies with the provisions of the development plan and would be acceptable.

**RECOMMENDATION:**

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

**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 Numbers: 6857P-100, 6857P-01, 6857P-02, 6857P-03

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

- 3) The Development hereby permitted shall not be brought into use until the access, turning area (if applicable) and parking facilities shown on the approved plan have been properly consolidated, surfaced, drained and otherwise constructed in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority and these areas shall thereafter be retained and kept available for those uses at all times.

Reason:- In the interests of highway safety, to ensure the free flow of traffic using the adjoining highway and in accordance with the National Planning Policy Framework.

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**Informatives**

- 1) THIS PERMISSION DOES NOT AUTHORISE THE LAYING OF PRIVATE APPARATUS WITHIN THE CONFINES OF THE PUBLIC HIGHWAY. The applicant should apply to Worcestershire County Council for consent under the New Roads and Streetworks Act 1991 to install private apparatus within the confines of the public highway. Precise details of all works within the public highway must be agreed on site with the Highway Authority.
  
- 2) This planning permission does not authorise the applicant to carry out works within the publicly maintained highway since such works can only be carried out by the County Councils Approved Contractor following the issue of a licence under Section 184 and 278 or the Highways Act, 1980.

The applicant should contact Worcestershire County Councils Highway Network Control Manager, County Hall, Spetchley Road, Worcester, WR5 2NP (telephone 0845 607 2005), regarding the issue of the necessary license authorising the access works to be carried out by the County Councils Approved Contractor at the applicants expense.

**Procedural matters**

This application is reported to Planning Committee for determination because the application is for major development (more than 1000 sq metres of new commercial / Industrial floorspace), and as such the application falls outside the scheme of delegation to Officers.