

PLANNING COMMITTEE

Planning Application 2015/123/FUL

Change of use of basement, ground floor and first floor to A3 (Restaurant) with A5 provision and convert second and third floors to residential accommodation

10 Market Place, Town Centre, Redditch, Worcestershire, B98 8AD

Applicant: Mrs Sian Bowen
Expiry Date: 17th June 2015
Ward: ABBEY

(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

10 Market Place has three storeys and also benefits from a basement area. Browning's Solicitors were the last occupiers of the premises, and they occupied the ground and the first floors. The second and third floor were in residential use, however, are currently unoccupied.

Bar Fever lies to the west of the application site and to the west is a building occupied by the British Heart Foundation. The building faces St Stephens Church.

Proposal Description

The proposal is for the change of use from offices to A3/A5 and residential:

- the basement for a food preparation and storage area
- the ground and first floor to restaurant
- the second and third floors to residential

Alterations are proposed to the shop front, but this has been submitted under a separate application.

Relevant Policies :

Borough of Redditch Local Plan No.3:

BBE09 Streetscapes in Conservation Areas
BBE14 Alterations and Extensions
BBE13 Qualities of Good Design
ETCR01 Vitality and Viability of the Town Centre

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Emerging Borough of Redditch Local Plan No. 4

Policy 33: Use of Upper Floors
Policy 38: Conservation Areas

Others:

NPPF National Planning Policy Framework
NPPG National Planning Practice Guidance

Borough of Redditch Local Plan No.3:

ETCR12 Class A3, A4 and A5
ETCR05 Protection of the Retail Core

Relevant Planning History

1986/447/FUL	Change Of Use To Solicitors Office	Refused	04.12.1986
AP0139/HIS5	Change Of Use To Solicitors Office	Allowed at Appeal	15.07.1987

Consultations

Town Centre Co-ordinator

No Objections

Mr Nick Joyce Architects

I have looked at the proposals for new restaurant and use of top floor for residential accommodation. The external changes are not significant and in my opinion would have nil impact on the conservation area so have no objection.

Environmental Health- Food

No Comments Received To Date

Public Consultation Response

No comments received to date

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Assessment of Proposal

Policy E(TCR).1 seeks to maintain and enhance the vitality and viability of the Town Centre by amongst other criteria, promoting the re-use of existing floor space and promoting a vibrant and safe, high quality evening economy. The proposal lies within the town centre and would reuse existing unoccupied floor space therefore such a use is considered to be in compliance with this policy.

The property falls within an area of Primary Shopping frontage within the Retail Core of the Town Centre, therefore Policy E(TCR).5 applies. The aim of this policy is to protect the primary shopping frontage of the retail core and to prevent its unacceptable erosion by the introduction of inappropriate uses. This policy does not apply to this unit as it has been in office use for a considerable time therefore there would be no loss of retail space.

The Conservation Officer has been consulted as the property lies within the Conservation Area and is a locally listed building. He has raised no objections to the scheme.

Policy E(TCR) .12 states that this type of a use in the town centre should not have an adverse impact on the neighbouring properties by reason of noise, smell and litter and also should not be detrimental to highway safety.

Worcester regulatory Services have been consulted, but have not responded to date.

To date no comments have been received following the public consultation. It is considered that the scheme will not have a detrimental impact on the amenity of the area.

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 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: 1368.2, 1368.3, 1368.4, 1368.5

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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

Informatives

- 1) Proactive engagement by the local planning authority was not necessary in this case as the proposed development was considered acceptable as initially submitted.

Procedural matters

This application is being reported to the Planning Committee because the application is for a Change of Use to A5 as such, the application falls outside the scheme of delegation to Officers.