

**PLANNING
COMMITTEE**

8th July 2015

Planning Application 2015/130/FUL

Change of use of building to office (B1a) and ancillary showroom (A1).

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

Applicant: Mr Malcolm Dyson
Expiry Date: 24th June 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 an office with an ancillary retail element at ground floor. No external works are proposed.

Relevant Policies:

Borough of Redditch Local Plan No.3:

CS07 The Sustainable Location of Development
BBE13 Qualities of Good Design

Others:

NPPF National Planning Policy Framework
NPPG National Planning Practice Guidance

Relevant Planning History

2015/003/FUL	Demolition of existing Garage and side lean-to, erection of rear two storey and	Refused	12.03.2015
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single storey extension, installation of shop front. Change of use of building to mixed use showroom (A1), office (B1) and storage (B8).

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.

Public Consultation Response

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

- The impact on traffic, highway safety and pollution
- The property should remain in residential use
- The potential for further development to occur if this proposal is granted
- Noise and security impacts of the proposal
- Impact on overlooking and privacy
- The fact that there are no other commercial properties in the vicinity of the site

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

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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.

An element of the proposal incorporates a small reception/showroom for the display of products. Whilst this is an A1 use that would 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.

Residential Amenity

The proposal seeks the change of use of the building to B1 office accommodation. This is a type of use that is generally considered appropriate in a residential area due to its limited noise and disturbance impacts on the surrounding area. Furthermore, whilst the existing use is technically a sui generis use, predominantly the building has been in use as office type accommodation for West Mercia Police with unrestricted hours of operation. The proposed use is not considered to be significantly materially different than the lawful use of the site and the Local Planning Authority now has the opportunity to control the hours that the site is in operation which represents a significant advantage in favour of the proposed scheme.

Taking all these matters into account, given that the hours of opening 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. Motorbike and cycle parking is indicated as being available within the garage that currently exists at the site. Given the lawful use of the site, the vehicle movements that would have been associated with this and that the highway authority raises no objection to the proposal, it is considered unreasonable to refuse planning permission on the basis of highway safety.

Other matters

Concerns have been raised in relation to the impact of the development on property values, fire risk associated with the proposed use and the impact of the development on views from dwellings along Yvonne Road in particular. In relation to the impact on property prices and loss of view these are not material planning considerations. The management of fire risk would be dealt with under separate legislation.

Amended plans have been received that have deleted the two storey extension that was originally proposed to the rear of the building. Members of the public who commented on

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the original proposal have been re notified of this change and given 14 days to comment on this plan. The 14 days expires one day after the committee meeting and therefore the recommendation has been amended to reflect this.

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, following the expiration of the neighbour notification period and subject to no new material planning considerations being raised, authority be delegated to the Head of Planning and Regeneration to GRANT planning permission 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 Policy B (BE).13 of the Borough of Redditch Local Plan Number 3.

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- 3) 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 use 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 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.