

**Redditch Borough Council  
Planning Committee**

**Committee Updates  
8th July 2015**

**2015/086/FUL Carantec, The Mayfields**

No update information

**2015/130/FUL 324 Evesham Road, Redditch**

An amended plan has been received deleting the reference to 'display' on the ground floor and only referring to a reception area. As such the proposal description has been amended to read:

**"Proposed Change of Use to provide B1 Office accommodation."**

As a result of this condition number 2 requires amending to refer to the amended plan:

- " 2) The proposal shall be carried out as shown on the plans, schedules and other documents listed below;

1730.01  
1730.03C

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."

and condition number 4 requires deleting.

Members attention is also drawn to paragraph two within the principle section of the report at page 15 which is now no longer relevant.

Due to changes in permitted development rights, which allow a far greater range of changes of use without the need for planning permission, it is recommended that these rights are withdrawn from the site. Of particular note are the temporary rights afforded by Class D, Part 4 which, in brief, would allow this site if granted a B1 use, to change to an A1 (shop), A2 (financial and professional services) or A3 (cafe and restaurant) use for a period of two years without any further recourse to the Local Planning Authority. **As such an additional condition is recommended:**

"Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no changes of use as detailed at Class D, Part 4 shall take place without the submission and subsequent approval of a separate application for planning permission.

Reason: Other uses within that Use Class may not be acceptable to the Local Planning Authority in this location having regard to the character and amenities of the area and sustainability objectives and would require further consideration by way of a planning application."

**2015/145/S73 Land At Teardrop Site, Bordesley Lane**

Community Safety Officer:  
No objections