

**PLANNING
COMMITTEE**

12th August 2015

Planning Application 2015/194/COU

Change of use from office to a public house (ground floor only) (B1-A4) and installation of a 200LTR nano brewery to rear of bar area

Beech House, 6 Church Green East, Town Centre, Redditch, Worcestershire, B98 8BP,

**Applicant: Mr Grant Stain
Expiry Date: 6th August 2015
Ward: ABBEY**

(see additional papers for Site Plan)

The author of this report is Mr John Staniland, Planning Officer (DM), who can be contacted on Tel: 07788 437346 Email: john.staniland@bromsgroveandredditch.gov.uk for more information.

Site Description

Beech House is located towards the northern end of Church Green East and faces the water fountain. It is positioned between an existing cafe use and vacant offices and part of the first floor of the building is used for offices.

Proposal Description

This application seeks the change of use of the ground floor of Beech House to a public House (to be known as Black Tap), together with the provision of a small 200LTR nano brewery to the rear of the bar area.

Relevant Policies :

Borough of Redditch Local Plan No.3:

CS05 Achieving Balanced Communities
CS07 The Sustainable Location of Development
BBE11 Buildings of Local Interest
BBE13 Qualities of Good Design
ETCR01 Vitality and Viability of the Town Centre
ETCR12 Class A3, A4 and A5
CT12 Parking Standards

Others:

NPPF National Planning Policy Framework
NPPG National Planning Practice Guidance

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Town Centre Strategy (TCS)
Schedule of Buildings of Local Interest

Relevant Planning History

None

Consultations

Town Centre Co-ordinator

No objection to the proposal from a town centre strategy perspective and the Redditch Town Centre Partnership are supportive of the proposal.

Conservation Adviser

No objections

Worcestershire Regulatory Services

No adverse comments to make in relation to contaminated land

Public Consultation Response

None received

Assessment of Proposal

Beech House is identified as a building of local interest and is located within the Church Green Conservation Area.

Policy E(TCR).1 of LP3 seeks to maintain and enhance the vitality and viability of Redditch Town Centre by promoting the appropriate re-use of land and existing floorspace and encouraging the diversification of the Town Centre to provide vibrant mixed use areas. It also seeks to promote a high quality evening economy comprising a mix of leisure and entertainment uses. Policy E(TCR).12 allows for the provision of public houses in the Town Centre subject to certain criteria being satisfied and acknowledges that whilst such uses can make a major contribution to the vitality of the Town Centre they can have an adverse impact on the character of an area and residential amenity.

The NPPF points out that, planning policies should be positive, promote competitive town centre environments and support their viability and vitality. It is considered that the LP3 policies identified above support these aims.

Having regard to the relevant policies, the proposal is considered to be acceptable in principle. The immediate area is essentially commercial in nature and the proposal should not have any adverse impact upon its surroundings. In effect only 3 rooms are to be utilised; 1 for the bar and nano brewery and 2 for customers. The nano brewery will be clearly visible to customers. Used grains from the brewing process are stored in a

sealed container and taken to a local farm on a weekly basis. Any excess steam is vented through a rear ground floor window. Part of the cellar will be used for storage and outside there is a clearly defined forecourt onto Church Green East which could be used for an outside seating area. Due to its limited quantity, the beer brewed on site needs to be supplemented by brought in beer. Hours of opening have been identified as Monday to Friday (12-15.30 and 16.30-23.00); Saturday, Sunday/Bank Holidays(11-23.00). There is parking to the rear of the building but this is essentially used in connection with the upstairs office use. However, the site lies within a sustainable town centre location and dedicated parking for the proposed use is not considered necessary.

In connection with buildings of local interest, Policy B(BE).11 of Local Plan No.3 points out that applications for works on such buildings will be subject to particular scrutiny in respect of the potential impact on the historic and architectural or other relevant interest of the building. The NPPF advises that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm and the significance of the heritage asset.

The proposal involves limited alterations to the buildings. Existing toilets would be upgraded and the public areas would be redecorated and new furniture installed. There are no changes to the exterior of the building and no advertising is proposed as part of this application. It is recommended that an informative be placed on any grant of permission pointing out that separate advertisement consent may be required for any signage.

It is considered that the proposal would make a positive contribution to the viability and vitality of the town centre and provide a viable use for a locally listed building. It would preserve or enhance the character and appearance of the Conservation Area. The application is therefore considered to be acceptable and would accord with the above policies of LP3 as well as the general thrust of relevant guidance in the NPPF.

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 development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the grant of this permission.

Reason :- In accordance with the requirements of Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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- 2) The planning permission hereby granted shall only relate to the change of use of the ground floor of the premises as shown on the approved plans. No internal or external alterations shall be carried out without the prior written approval of the local planning authority.

Reason: To safeguard the character of this building which is listed as a building of local interest

- 3) The public house hereby permitted shall not be open to the public outside the hours stipulated below unless the local planning authority gives its prior written approval to any variation; Monday to Friday (12-23.00); Saturday, Sunday/Bank Holidays(11-23.00).

Reason: To safeguard the amenities of the immediate area from any undue noise and disturbance.

Informatives

- 1) A separate application for Advertisement Consent may be required under the Control of Advertisements Regulations 2007 for any signage to advertise the business. The applicant should contact the Local Planning Authority for further advice on this matter.
- 2) 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 proposal is for a change of use to a use falling within Class A4. As such the application falls outside the scheme of delegation to Officers.