

**PLANNING  
COMMITTEE**

8th June 2016

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**Planning Application 2016/127/FUL**

**Installation of an internal mezzanine floor and external alterations including installation of rooflights and fire escape doors and relocation of roller shutter.**

**Unit 3, South East Quadrant, 60 Grove Street, Redditch, B98 8DL**

**Applicant: Dunelm Soft Furnishings Ltd  
Expiry Date: 5th August 2016  
Ward: ABBEY**

**(see additional papers for Site Plan)**

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**Site Description**

The application site, known as the South East Quadrant on Grove Street comprises one of two adjoining large retail units (the other being Lidl) with associated car parking to the front (south west) and servicing to the rear (north east).

The unit subject to this application was previously occupied by Staples until they vacated on 16<sup>th</sup> January 2016. It has a gross floor area of 1872 sqm at ground floor level and a small mezzanine level of 45 sqm giving a total gross floor space of 1917 sqm.

The current car park is accessed via Grove Street and provides 147 parking spaces for customers visiting the application unit and the adjoining Lidl store. The car park is managed to limit parking to a duration of 90 minutes.

The site lies within the Peripheral Zone as designated in the Borough of Redditch Local Plan No.3. The site is within the Town Centre as designated in the emerging Local Plan No.4.

**Proposal Description**

Planning permission is sought to erect a mezzanine floor to provide an additional 1454 sqm of Class A1 retail floorspace. In addition, minor external alterations including the installation of rooflights, fire escape doors and the relocation of a roller shutter is proposed. Access to the mezzanine floor would be gained via an internal staircase and lift.

Dunelm are a comparison goods retailer who sell a range of items including home furnishings, furniture, homewares and household goods. If permission were to be granted

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for the proposed mezzanine floor, this; together with the existing gross retail floorspace, would allow the store to employ 40 staff.

No changes to existing servicing arrangements (via Other Road) are proposed. Similarly, the staff / visitor car parking area would continue to be served via the existing access from Grove Street.

A trolley bay is proposed to be installed adjacent to the store entrance where 6 disabled bays would be retained. 8 cycle spaces would be provided in a covered enclosure.

The external alterations would be limited to rooflights which would be installed within the existing roof of the unit, the relocation of roller shutter doors to the service yard and the installation of two new fire escape doors within the front elevation. New signage would be displayed although this would be subject to a later and separate application for advertisement consent.

Proposed hours of operation would be between 08:00 and 20:00 hrs Monday to Saturday and between 10:00 and 18:00 hrs on Sundays.

The application has been supported by a Transport Statement, Travel Plan, Planning and Retail Statement

**Relevant Policies :**

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

CS07 The Sustainable Location of Development  
ETCR03 Peripheral Zone  
ETCR04 Need and the Sequential Approach  
CT12 Parking Standards

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

Policy 30: Town Centre and Retail Hierarchy  
Policy 31: Regeneration for Town Centre

**Others:**

NPPF National Planning Policy Framework  
NPPG National Planning Practice Guidance  
Town Centre Strategy (TCS)

**Relevant Planning History**

None

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**Consultations**

**Highway Network Control**

No objection

**Town Centre Co-ordinator**

No objection

**Public Consultation Response**

None received

**Assessment of Proposal**

The site lies within the Peripheral Zone as identified on the current LP Proposals Map, where development proposals are required to complement the role and function of the Town Centre. Peripheral Zone uses are expected to comprise one or a mix of residential, retail, commercial, light industrial, warehousing, social, community, education, leisure or entertainment uses.

The site lies within the Town Centre boundary as defined within the emerging Local Plan 4 Policies Map. Within both the Town Centre and Peripheral Zones, an intensification of existing or new retail uses are encouraged in principle. The site is in a highly sustainable location and your officers are satisfied that in principle, the application would comply with Policies E(TCR).3 of LP3 and Policy 30 of LP4 since the expansion of a retail use would complement and add to the vitality and viability of the Town Centre.

The external alterations proposed as set out in the proposal description above are minor in nature and would reflect and respect the character of this existing commercial building. External advertisements would be subject to control via a future application for advertisement consent, should planning permission be granted.

In terms of highway issues, no changes to existing servicing arrangements (via Other Road) are proposed. Similarly, the staff / visitor car park would continue to be served via the existing access from Grove Street. The car park is accessed via Grove Street and provides 147 parking spaces. County highways officers have viewed the submitted Transport Statement and Travel Plan which accompanies the application and consider that the existing car park, which is managed to limit visitor parking to a maximum of 90 minutes can accommodate the additional demand which may result from the increase in 1454 sqm of additional Class A1 retail floorspace without compromising highway safety.

In conclusion, it is considered that the proposal should be supported since it would add to the vitality and viability of the Town Centre in a highly sustainable location. The application would comply with the provisions of the planning policy framework and would not give rise to highway safety or amenity concerns.

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**RECOMMENDATION:**

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

**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.

- 2) The development hereby approved shall be implemented in accordance with the following plans:

Drawing 003 Proposed Elevations  
Drawing 003 Proposed Mezzanine Plan  
Drawing 003 Proposed Roof Plan  
Drawing 1613-0010 Site Plan  
Drawing 1613-0015\_6 Elevations  
Dunelm Redditch Travel Plan  
Dunelm Redditch Transport Statement  
Dunelm Redditch Planning and Retail Statement  
Site Location Plan

Reason: To accurately define the permission for the avoidance of doubt and to ensure that the development is satisfactory in appearance in order to safeguard the visual amenities of the area in accordance with Policy B(BE).13 of the Borough of Redditch Local Plan No.3

- 3) The development hereby permitted shall not be brought into use until the applicant has submitted to and have approved in writing a travel plan that promotes sustainable forms of access to the site with the Local Planning Authority. This plan thereafter shall be implemented and updated in agreement with Worcestershire County Councils Travel plan co-ordinator.

Reason: To reduce vehicle movements and promote sustainable access in accordance with the provisions of the National Planning Policy Framework.

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**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.
- 2) 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.

**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 floorspace), and as such the application falls outside the scheme of delegation to Officers