

**PLANNING
COMMITTEE**

13th July 2016

Planning Application 2016/134/FUL

Change of use from a class A1 use to a mixed Class A1/A3 use (coffee shop) and the installation of a new shop front.

12 Park Walk, Kingfisher Shopping Centre, Redditch, Worcestershire, B97 4HD, ,

**Applicant: Coffee #1 Limited.
Expiry Date: 30th June 2016
Ward: ABBEY**

(Site Plan attached)

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

The application site is Unit 12, Park Walk and is located within the Milward Square section of the Kingfisher Shopping Centre. The unit is currently occupied by Hallwood Furniture which is a home furnishings store. The unit has a floor space of approximately 250sqm. The existing frontage includes large glazed panels with white upvc frames and a central open entrance. to the front of the unit is Milward Square, where there is currently a pop up use by 'Rachel's Cupcakes' which serves as a café with enclosed seating area behind low timber fencing.

Relevant Policies :

Borough of Redditch Local Plan No.3:

ETCR01 Vitality and Viability of the Town Centre
EEMP04 Locational Criteria for Development within Primarily Employment Areas
ETCR05 Protection of the Retail Core
ETCR12 Class A3, A4 and A5

Others:

NPPF National Planning Policy Framework
NPPG National Planning Practice Guidance

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Relevant Planning History

None

Consultations

Town Centre Co-ordinator

No Objection

Development Plans

No Objection – Policy Compliant

Public Consultation Response

Site Notice Displayed – No comments received

Assessment of Proposal

Planning permission is sought for the change of use from a Class A1 use to a mixed Class A1/A3 use (coffee shop) and the installation of a new shop front.

With regard to Borough of Redditch Local Plan No. 3 such a change of use is in accordance with the following policies:

E(TCR).1 which seeks to maintain and enhance the Vitality and Viability of the Town Centre through a range of measures including ensuring it is the appropriate re-use and redevelopment of existing floor space where required and promoting diversification that provides vibrant mixed use areas.

E(TCR).4 - Need and Sequential Approach - which encourages and prefers such businesses to be placed within the Town Centre.

E(TCR).12 Class A3, A4 and A5 - which seeks that such uses should generally be located in the Town Centre

E(TCR).5 Protection of the Retail Core - as this application would not result in a continuous frontage of more than two non-retail units it should be acceptable.

The proposal also accords with the policies in the emerging plan, particularly Policy 30 Town Centre and Retail Hierarchy, Policy 31 Regeneration for the Town Centre and Policy 32 Protection of the Retail Core.

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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.

The council has worked positively and proactively with the applicant on this application

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.

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

Site Location Plan - Drawing No. P4
Block Plan - Drawing No. P5
Existing & Proposed Front Elevations - Drawing No. P3
Proposed Ground Floor Plan - Drawing No. P2

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

Procedural matters

This application is being reported to the Planning Committee because the proposal is for a change of use to A1/A3. As such the application falls outside the scheme of delegation to Officers.