

**PLANNING
COMMITTEE**

9th November 2016

Planning Application 2016/283/FUL

Change of use to D2 (assembly and leisure) to the ground floor entrance pod first floor. Alterations to the rear first floor elevation overlooking silver street.

Unit 41A, Evesham Walk, Kingfisher Shopping Centre, Town Centre, Redditch, Worcestershire, B97 4ET,

**Applicant: Ms Sian Bowen
Ward: ABBEY**

(Site Plan attached)

The author of this report is Sarah Willetts, Planning Officer (DM), who can be contacted on Tel: 01527 881607 Email: Sarah.willetts@bromsgroveandredditch.gov.uk for more information.

Site Description

This particular site is located at first floor level over shop premises (New Look) linking across from Walford Walk to Evesham Walk. Access will be made at ground floor level from Evesham walk from a new customer entrance and stair. The proposed site is located in part of the former upper floor of the Woolworths retail store in the Kingfisher shopping centre right in the centre of Redditch.

Relevant Policies :

Borough of Redditch Local Plan No.3:

BBE13 Qualities of Good Design
BBE16 Shop fronts
CS07 The Sustainable Location of Development
ETCR01 Vitality and Viability of the Town Centre
ETCR05 Protection of the Retail Core

Emerging Borough of Redditch Local Plan No. 4

Policy 1: Presumption in Favour of Sustainable Development
Policy 3: Development Strategy
Policy 30: Town Centre and Retail Hierarchy
Policy 31: Regeneration for Town Centre
Policy 32: Protection of the Retail Core
Policy 33: Use of Upper Floors
Policy: 41 Shopfronts and Shopfront Security

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Others:

NPPF National Planning Policy Framework
NPPG National Planning Practice Guidance

Relevant Planning History

2001/403/FUL	Extension of Sales floor area to existing Mall area (Retail Use).	14.01.2002
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Consultations

Highways

No objections

North Worcestershire Economic Development and Regeneration

No objections

Policy (Town Centre)

Comments awaited.

Public Consultation Response

12 Neighbouring properties Notified – no response received

Site Notice posted - 29.9.16 – Expires 20.10.16

Assessment of Proposal

Both the saved policies in the Redditch Borough Local Plan 3 (E(TCR) 1) and Emerging Plan 4 (Policy 30) advocates the enhancement of the Town Centre which will encourage the vitality and viability of Redditch Town Centre. This use is based on the first floor and does not lead to any loss of existing retail space as it is currently unoccupied. The use is a mixed children's play and entertainment area which would be considered complimentary to the existing retail uses in the centre and it is considered that this would lead to an increase of combined/associated visits to the centre.

This use falls within the D2 use as it is an indoor children's 'soft play' area. The D2 use would not fall within the main retail core uses within the centre which may be considered to have a detrimental impact on the retail core of the town centre.

The use in this instance is a large unit but it is located at first floor. Whilst there is an impact in terms of a use falling outside a retail one there is not considered to be a direct impact on policy E(TCR)5 where the use will have an impact on the continuous retail frontages as the policy. Your local plan policies preclude a break of continuous retail

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frontages. The only break is the entrance/access area which would not create a large non-retail or 'dead' frontage in the retail frontage area at ground floor.

The proposed new window element will also help provide a glimpse of activity at first floor which will help create a positive vitality to the shopping mall where currently there is none.

There are no adverse issues considered applicable to this unit in terms of amenity and subject to conditions the proposal is considered acceptable.

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) Prior to the commencement of development details of the form, colour and finish of the materials to be used externally on the walls fenestration and glazing details shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

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

- 3) The development hereby approved shall be used for purposes that fall within class D2 (of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) and for no other purpose.

Reason:- To define the terms under which permission for this development is granted and in accordance with Policy of the Borough of Redditch Local Plan No.3

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

REDDITCH BOROUGH COUNCIL

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Location Plan	W1628330 LP1
Existing floor plans	W1628380 PL01
Proposed Shell Floor Plans	W1628380 PL02
Elevations	W1628330 PL03
Draft masterplan	RF 001-801 V2

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 application falls outside the scheme of delegation to Officers.