

**PLANNING
COMMITTEE**

9th November 2016

Planning Application 2016/285/FUL

Partial change of use from A1 (shop) to A5 use (hot food takeaway), ground floor extension and shopfront alterations

Lodge Stores, 17 Flyford Close, Lodge Park, Redditch, B98 7LU

**Applicant: Mr D Sooch
Ward: LODGE PARK**

(Site Plan attached)

The author of this report is Sue Lattimer, Planning Officer (DM), who can be contacted on Tel: 01527 881336 Email: s.lattimer@bromsgroveandredditch.gov.uk for more information.

Site Description and Proposal Description

The site comprises an existing shop premises which is located to the northern side of Flyford Close, Lodge Park. Flyford Close is accessed via Wirehill Drive to the south.

The proposal relates to the provision of a small A5 (hot food takeaway) within the existing premises which operates as a shop (A1 use). A small ground floor extension is also proposed together with minor alterations to the shopfront façade.

Relevant Policies :

Borough of Redditch Local Plan No.3:

BBE13 Qualities of Good Design
BBE16 Shop fronts
ETCR12 Class A3, A4 and A5

Emerging Borough of Redditch Local Plan No. 4

Policy 30 Town Centre and Retail Hierarchy
Policy 40 High Quality Design and Safer Communities
Policy 41 Shopfronts and Shopfront Security

Others:

NPPF National Planning Policy Framework
NPPG National Planning Practice Guidance

**PLANNING
COMMITTEE**

9th November 2016

Consultations

Worcestershire Regulatory Services

No objection subject to the installation of a suitable ventilation system – can be controlled via condition

Highway Network Control

No objection

Police Crime Risk Manager

Comments summarised as follows:

Having looked at police incidents for the last 12 months for Flyford Close Redditch I have been unable to find any reported crimes concerning anti-social behaviour.

If the development were to go ahead, this may result in reports of anti-social behaviour. Footfall in the area is likely to increase. The houses near to the application site have frontages that border onto a footpath and these properties may suffer from the noise from increased footfall and possibly from an increase in litter.

As a hot food takeaway, food will be consumed outside the premises. The area outside the application site may become a gathering point whilst people consume their food, which will lead to increased noise and disturbance for residents that live near the premises.

As no dedicated parking is being provided at the site, customers may park in places reserved for residents which may lead to an increase in calls to the police and increased tension in the area.

Public Consultation Response

No comments have been received in relation to this application

Assessment of Proposal

The extension proposed is modest in size, where bricks and tiles used in its construction would match materials used on the existing premises. The shopfront alterations are insignificant and are also considered to be acceptable.

Policy 30 taken from Emerging Local Plan No.4 sets out the Borough Councils Retail Hierarchy. Tier 1 being retailing in the Town Centre, and Tier 2 representing retailing in the District Centres.

The site is not situated in a District Centre and as such falls within the Tier 3 category which represents individual shops or small groupings of shops. Shops within Tier 3 are expected to continue to provide essential day to day services for local communities to promote sustainability.

**PLANNING
COMMITTEE**

9th November 2016

Under this proposal, the existing net tradeable floorspace of the shop (85m²) would not change. The hot food takeaway element which would be created would amount to 42m². This floorspace would be created as a result of the small (15m²) proposed single storey extension together with the re-organisation of existing storage space.

Since the proposals would not result in a loss or reduction of the existing retail offer, the proposals would comply with the provisions of Policy 30.

In accordance with Policy E(TCR)12, the principle of A5 use is acceptable subject to criteria including the impact of the proposal on the residential amenities of the area, and the provision of acceptable servicing facilities.

Although the Crime Risk Manager has raised some concerns, the CRM has confirmed that there have been no reported crimes concerning anti-social behaviour in the area in the past 12 months.

Although hot food takeaways can become gathering points for people, the scale of the development proposed here, with a floor space of marginally over 40 square metres does not suggest to your officers that anti-social behaviour to the detriment of amenity is likely to materially increase over the existing situation. Footfall in the area may increase as a result of granting permission for this application but this will also lead to the premises becoming more viable and successful financially in the future. Enabling Tier 3 category shops to diversify will enable them to continue to provide for the essential day to day services for local communities who would otherwise have to travel by motorised transport to alternative sites, contrary to sustainability objectives.

No objections have been raised by Worcestershire Highways, due to the fact that the premises currently provides and will continue to provide for the day to day needs of the local community where customers will typically walk to the site rather than travel by car. It is noted that no objections have been received following the neighbour notification exercise.

It is considered that the proposals comply with the relevant local and national planning policies and no material considerations have been identified which would justify withholding consent.

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.

**PLANNING
COMMITTEE**

9th November 2016

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:

Location and Site Plan
Existing Elevations
Proposed Elevations

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 use hereby permitted shall not commence until a scheme for the installation of odour control equipment has been submitted to and approved by the local planning authority in writing and the scheme implemented in accordance with the approved details. Such equipment shall be operated and maintained in accordance with the manufacturer's instructions.

Reason:- In the interests of neighbour's amenity. In the interests of the visual amenity of the street scene and in accordance with Policy E(TCR).12 of the Borough of Redditch Local Plan No.3.

- 4) The use hereby approved shall only be open to the public between the hours of 7.00 and 23.00 daily

Reason: In the interests of nearby residential amenity and in order to comply with Policy B (BE) 13 of the Borough of Redditch Local Plan No. 3.

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.

Procedural matters

This application is being reported to the Planning Committee because the application involves the creation of a new A5 use. As such the application falls outside the scheme of delegation to Officers.