



# Planning Committee

Crabbs Cross Ward

6th October 2009

**2009/160/FUL DEMOLITION OF EXISTING RETAIL AND STORAGE BUILDINGS,  
CONSTRUCTION OF NEW RETAIL UNIT AND ASSOCIATED PARKING  
AREA  
THE CORN STORES, 360 EVESHAM ROAD, CRABBS CROSS,  
REDDITCH  
APPLICANT: MR M SIVITER  
EXPIRY DATE: 5TH OCTOBER 2009**

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## Site Description

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

The site lies at a point approximately 60 metres due West of Evesham Road. Access is via Evesham Road, at a point between number 360 Evesham Road (to the North), and a public car park (to the South).

The access track leading to the existing Corn Stores building/s is approximately 60 metres in length at a point immediately above the public car park and the northern boundary to the property 28 Jordan's Close.

The "Corn Stores" themselves are a collection of rather ramshackle buildings probably dating from the early 1960s. The buildings have been used as a pet and garden supply retail unit and comprise a large portal framed steel clad building with low pitched roof (in retail use) and a taller dark green coloured metal clad building with curved roof. This building takes the form of a typical agricultural "Dutch Barn" (in storage use). The total floor space of buildings present at the Corn Stores site equates to 280 sq m in area.

Parking is within the curtilage of the buildings, but on a rather ad-hoc basis, with no marked spaces.

## Proposal Description

This is a full application to demolish the existing buildings on the site and to erect a modern pitched roofed retail and storage building, to continue the current business.

The structure would be portal framed, being mostly two storey, with a smaller single storey 'extension'. The building's length would be 16m with the building's width measuring 9.5m. The building's height to ridge would be 5.3m (two storey element). Walls would be metal clad with powder coated finish, likely to be either dark green (BS 12 B 29), or dark brown (BS 10 B 29), in colour.

Floor area to be created would be as follows:

## **Ground floor**

Retail element	45.5 sq m	
Storage	92.5 sq m	
WC/Kitchen	11 sq m	(total 149 sq m)

## **First Floor**

Office	7.50 sq m	
Mezzanine	30 sq m	(total 37.50 sq m)

Total floor area to be created: 186.50 sq m

This equates to an overall reduction of 93 sq m in floor space over the existing.

A total of 8 no. new car parking spaces are proposed to be located within the curtilage, with access to this car parking area via the existing vehicular track, which itself is reached via Evesham Road.

## **Relevant Key Policies:**

All planning applications must be considered in terms of the planning policy framework and all other relevant material considerations (as set out in the legislative framework). The planning policies noted below can be found on the following websites:

[www.communities.gov.uk](http://www.communities.gov.uk)  
[www.wmra.gov.uk](http://www.wmra.gov.uk)  
[www.worcestershire.gov.uk](http://www.worcestershire.gov.uk)  
[www.redditchbc.gov.uk](http://www.redditchbc.gov.uk)

## ***National Planning Policy***

PPS1      Delivering sustainable development  
PPG13     Transport

## ***Regional Spatial Strategy***

PA13      Out of centre retail development  
QE3        Creating a high quality built environment for all  
T7         Car parking standards and management

### ***Worcestershire County Structure Plan***

T.1	Location of development
T.3	Managing car use
T.4	Car parking
D.31	Retail hierarchy
D.33	Retailing in out of centre locations
SD.1	Prudent use of natural resources
SD.4	Minimising the need to travel

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

CS.1	Prudent use of natural resources
CS.3	Use of previously developed land
CS.4	Minimising the need to travel
CS.7	The sustainable location of development
B(BE).13	Qualities of good design
B(BE).19	Green Architecture
E(TCR).1	Vitality and viability of the town centre
C(T).12	Parking Standards

### ***SPGs***

Encouraging Good Design

### **Relevant Site Planning History**

2009/161	2 no. dwellings and 2 no. dormer bungalows	Withdrawn 18.9.09
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### **Public Consultation Responses**

#### Responses in favour

1 letter received. Comments summarised as follows:

- Proposal represents economic use of the land
- Existing hedging on site may contain birds nests – need to ensure this is adequately protected during construction period

#### Responses against

7 letters received. Comments summarised as follows:

- The area contains bats which fly around on a regular basis – a protected species. A thorough investigation should be carried out before any thoughts of redevelopment can be considered.
- Will there be a large enough turning area for delivery vehicles?
- Concerns raised regarding construction noise and impact on amenity

## **Consultee Responses**

### ***County Highway Network Control***

No objection.

### ***Environmental Health***

No objection subject to conditions / informatives regarding construction times, contamination, lighting and odour control.

### ***Severn Trent Water***

No objection. Drainage details to be subject to agreement with Severn Trent.

### ***Worcestershire Wildlife Trust***

Comments awaited.

## **Background**

It is important to note that the existing 'Corn Stores' site is square in shape, measuring approximately 40 metres by 40 metres with the only access being via the existing track off Evesham Road. This application (09/160) proposes to develop approximately one third of the total site area. The remaining two thirds were to be developed for housing under a 'sister' application (ref 09/161) which was submitted at the same time as the current application. Application 09/161 which proposed 2 no. two storey dwellings and 2 no. dormer bungalows (with access to this proposal being via Chandlers Close to the West) has recently been formally withdrawn following Officers concerns with respect to loss of residential amenity, and detriment to the character of the area. Your Officers consider that this current application can be considered in isolation, and that any future application for residential development on the remaining two thirds of the site would not need to be determined concurrently with this retail proposal.

## **Assessment of Proposal**

The key issues for consideration are as follows:-

### **Principle**

The principle of a smaller retail and storage use on the site is considered to be acceptable due to the fact that a much larger retailing use at the site has existed probably since the 1960's. Whilst the site does lie outside of the nearest district centre boundary (Crabbs Cross), your Officers are conscious of the fact that the existing pet and garden supply use has been popular with and has co-existed with local residents without detriment to

amenity, for many years. The retail element proposed, at 45.5 sqm, which is considered to be relatively modest, would not be considered to impact detrimentally upon the vitality and viability of the Town and District Centres, so long as that in the case of consent being granted, a condition is imposed which would restrict the retailing activity to Pet and garden supplies only, in order to prevent a future change of use (not requiring planning permission) from taking place which might harm the vitality and viability of Town/District Centres. The site lies within the urban area of Redditch, and therefore the proposal is considered to be sustainably located.

### Design and Layout

The site is well screened from all sides and as such very little of the building will be visible from nearby properties who are only likely to be able to view ½ metre of the two storey walls, and the roof of the building. The building would not be visible from Evesham Road. The building's height of 5.5 metres is considered to be entirely appropriate, would be comparable to heights of existing buildings on the site, and would be considerably lower than that of nearby dwellings. The appearance of the small, steel clad portal framed building proposed (external colours to be agreed) is considered acceptable, bearing in mind the requirements of a modern retail / storage facility. No objections from nearby residents have been received in respect of design and layout.

### Highways and Access

Eight car parking spaces are proposed to be provided on site. This provision meets the Council's maximum car parking standards contained within Appendix H of the Local Plan. As stated earlier in the report, a 20 space public car park exists to the immediate south of the existing access from Evesham Road. It is understood that HGV's do not transport goods to and from the site at present, and with the proposal now becoming a smaller concern, this would remain the case, with only transit van sized vehicles delivering goods. Further, the proposed goods delivery door is shown as being 2.5 metres in width, with a height of 2.5 metres, rendering it unsuitable in size for any vehicle larger than a small van. No objections have been received from County Highways with respect to highway safety.

### Presence of protected species on the site

Many residents have written to your Officers stating that bats are present on the site. It has been important to examine this issue in more detail since all species of bats are protected by law. Following these concerns, your officers asked the applicant to commission a bat survey report. This was carried out on the 25th August and 10th September 2009. The important aspect to determine in such a survey is whether or not bats are roosting at the site, whether that be on any trees or buildings present within the site. As a summary to the survey, whilst bat activity was observed, bats were considered to be commuting across the site and foraging for food. No evidence was found to suggest that bats are or have

been using the existing buildings. The survey concludes that *"... in the unlikely event that bats were to be found during demolition, work should cease and Natural England be informed."* Since receiving the full report, your officers have forwarded the survey to Natural England (formerly English Nature) for comment. Any response received will be reported in writing in the Update papers or verbally at Committee.

Worcestershire Wildlife trust have also been consulted. Comments will be reported in the Update papers.

### Impact upon residential amenity

The application has been assessed against criteria listed within Policy B(BE).13 of the Borough of Redditch Local Plan, and your Officers have concluded that residential amenities enjoyed by nearby properties would be safeguarded.

### Conclusion

The proposal is considered to comply with the planning policy framework and would not cause harm to amenity or safety. As such, the application is fully supported.

### Recommendation

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

1. Development to commence within three years
2. Details of materials (walls and roofs) to be submitted
3. Limited working hours during construction period
4. Materials to be used in construction of parking area to be porous
5. Land contamination (standard conditions)
6. Development to be carried out in accordance with plans submitted with application
7. Boundary treatments – details to be submitted and approved.
8. Use approved to be limited to Pet and garden supplies only.

### Informatives

1. Drainage details to be in agreement with Severn Trent Water
2. Any security lighting to serve the proposed development to be in accordance with guidance produced by the Institute of Lighting Engineers 'Guidance Notes for the Reduction of Light Pollution, revised 2005'.
3. No burning of materials on site during construction period