



Planning Committee

Abbey Ward

3rd November 2009

2009/211/FUL

**AMENDMENT TO PLANNING PERMISSION REF. 2008/067 FOR IMPROVEMENT WORKS TO PEDESTRIAN AREA AND PERMANENT USE OF AREA AS OUTDOOR MARKET
LAND AT CHURCH GREEN MARKET PLACE, ALCESTER STREET, TOWN CENTRE, REDDITCH
APPLICANT: MS M DAVIDSON, REDDITCH BOROUGH COUNCIL
EXPIRY DATE: 1ST DECEMBER 2009**

The author of this report is Ailith Rutt, Development Control Manager, who can be contacted on extension 3374 (e-mail: ailith.rutt@redditchbc.gov.uk) for more information.

Site Description

(See additional papers for Site Plan)

Existing pedestrianised area with recently refurbished and improved surface comprising shaped blocks, some tarmac and some slab paving. Grassed areas surround church, with various items of public art within the site area, including the war memorial, holocaust memorial and cemetery area with gravestones. Needles floor paving lies at southern end of site.

Proposal Description

This is an application that seeks to amend consent reference 2008/067/RC3 by:

- Adding 3 additional mobile market stall pitches
- Seeking consent for 6 temporary 'pop-up' stalls in certain locations for speciality market days and the temporary removal/relocation of public benches on these occasions
- The ability to remove any of the market stalls as necessary and then reinstate them in their consented locations to allow for access, maintenance etc.

No other amendments to the original application are proposed as part of this application. The application is supported by a Planning Statement, which details the situation in which the market is operating and how it seeks to operate in the future, and thus demonstrates why consent for these amendments is sought.

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
www.wmra.gov.uk
www.worcestershire.gov.uk
www.redditchbc.gov.uk

National Planning Policy

PPS1 Delivering sustainable development
PPS6 Planning for town centres
PPG15 Planning & the historic environment

Regional Spatial Strategy

UR3 Enhancing the roles of city, town and district centres
QE2 Restoring degraded areas and managing and creating high quality new environments
QE3 Creating a high quality built environment for all
QE4 Greener, urban greenspace and public spaces
T2 Reducing the need to travel

Worcestershire County Structure Plan

SD2 Care for the environment
SD4 Minimising the need to travel
SD9 Promotion of town centres
CTC20 Conservation Areas

Borough of Redditch Local Plan No.3

CS2 Care for the environment
CS7 Sustainable location of development
S1 Designing out crime
BBE9 Streetscapes in Conservation Areas
BBE13 Qualities of good design
BBE20 Public art
BBE25 Undergrounding of telephone and electricity lines
ETCR1 Vitality and viability of the town centre
ETCR2 Town centre enhancements
ETCR4 Need and the sequential approach
ETCR5 Protection of the retail core
R1 Civic open space

Relevant Site Planning History

Appn. no	Proposal	Decision	Date
2006/277	Erection of stalls for temporary street market	Approved	21/7/06
2008/067	Improvement works to pedestrian area and permanent use of area as	Approved	4/4/08

	outdoor market		
2009/210	Variation of conditions 3&4 of 08/067	Pending	

Public Consultation responses

No responses received at time of writing. Consultation period expires on 6th November. Any further representations received before the Committee meeting will be reported on the Update Paper.

Consultee Responses

County Highway Network Control

No comments received

Conservation Advisor

No comments received

Crime Risk Manager

No comments received

Fire Officer

No comments received

Landscape Officer

Notes that matters such as TRO (Traffic Regulation Order) and TCS (Town Centre Strategy) may result in future amendments, but raises no objection to the current proposals.

Waste Management

No comments received

Again, further comments received will be reported to Committee on the Update Paper.

Procedural matters

If this application is recommended for approval, it should include all the conditions relevant from the original consent as well as any others required due to the amendments proposed in this application.

Assessment of Proposal

The key issues for consideration in this case are the impact on amenities and safety of the various amendments to layout and the additional impact of adding more stalls into the area.

Impact on amenities and safety

The impact of additional and slightly altered locations of stalls within the area as a whole is not considered to be sufficiently significant that it would be likely to result in any additional harm. The encouragement of the market is a planning policy objective, and the provision of additional stalls is therefore seen as something to be welcomed as it would add to the vitality and viability of the town centre in line with policy requirements.

The design and appearance of the proposed temporary 'pop-up' stalls is such that they are considered to be sympathetic to the market area and the permanent market stalls. It is not considered that these stalls would have any detrimental impact on the character and appearance of the Conservation Area. Thus the proposals are considered to be compliant with design policy.

It is not considered that any of the proposed stall locations would have a harmful effect on safety and as such the proposal is considered to be compliant with the relevant policy criteria.

Other issues

No other issues have been raised at this stage. Should any others be raised, they will be reported and addressed in the Update paper.

Conclusion

It is considered that the proposals are wholly compliant with the relevant local and national planning guidance, and that they would be unlikely to cause any harm to safety or amenity, and as such the proposals are considered to be acceptable.

Recommendation

That having regard to the development plan and to all other material considerations, planning permission be DELEGATED to the Acting Head of Planning and Building Control to grant consent subject to no new issues being raised following the expiry of the press notice (6th November 2009) and subject to conditions and informatives as summarised below:

1. Time limit for commencement of development
2. Stall appearance to be agreed
3. Trading hours limits (as amended by 2009/210 if appropriate)
4. Delivery hours limits (as amended by 2009/210 if appropriate)

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5. stall maintenance programme to be agreed
6. retention of high quality surfacing

Informatives

1. Advertisements need advertisement consent.