

**PLANNING
COMMITTEE**

12th December 2018

Planning Application **18/01336/FUL**

Proposed infill extension to forecourt shop; demolish existing storage area to front, removal of car wash and the stationing of a detached storage container to the rear

Astwood Bank Service Station, 1124 Evesham Road, Astwood Bank, B96 6EA

Applicant: **MPK Garages Limited**

Ward: **Astwood Bank and Feckenham Ward**

(see additional papers for site plan)

The author of this report is Steven Edden, Planning Officer (DM), who can be contacted on Tel: 01527 548474 Email: steve.edden@bromsgroveandredditch.gov.uk for more information.

Site Description

The premises comprise an existing 'Gulf' Petrol / Diesel filling station together with associated Londis convenience store. The site is situated within the settlement of Astwood Bank, to the west of and with existing access from the A441 Evesham Road. The Astwood Bank Service Station is located roughly mid-way between Yeomans Close and Eastern Hill (opposite), both of which lie to the Eastern side of Evesham Road. A detached dwelling to the rear of the site, No.1122 has a vehicular right of access over a strip of land which falls within the application site and is under the ownership of the applicant. This area of land is located immediately beyond the northern side of the existing shop and the shared boundary with No.1118 Evesham Road.

Proposal Description

Full planning permission is sought to remove the existing (automated) car wash and in this area, to extend the existing service station shop by approximately 20 square metres. It is proposed to remove part of an existing storage building which presently protrudes forward of the existing shop and to create 3 car parking spaces in its place.

In order to provide storage for the business which would be lost by the removal of the existing storage building to the front of the shop, it is proposed to locate a new detached storage unit on vacant land, immediately to the rear of the shop. The proposed detached unit would measure just over 6m in length by just over 2.4m in width.

Relevant Policies:

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Borough of Redditch Local Plan No. 4

Policy 1: Presumption in Favour of Sustainable Development

Policy 2: Settlement Hierarchy

Policy 20: Transport Requirements for New Development

Policy 39: Built Environment

Policy 40: High Quality Design and Safer Communities

Others

SPG Encouraging Good Design

NPPF National Planning Policy Framework (2018)

Relevant Planning History

1992/274/FUL	Retention Of Jet Wash	Granted	13.08.1992
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Consultations

WCC Highways

No objection since highway safety would not be compromised.

The site is located off the A441 classified road and benefits from existing vehicular access (no changes to vehicular access). Any increase in traffic from the proposals would be minimal; the applicant has reconfigured the forecourt parking arrangement and is providing a total of 7 car parking spaces on site. These car parking spaces do not obstruct the hatched right of way. The applicant has now included within the parking element 1 disabled parking space and 1 motorcycle parking space.

The Highway Authority concludes that there are no justifiable grounds on which an objection could be maintained on highway grounds.

Public Consultation Response

3 letters have been received in objection to the application.

Comments received are summarised below:

- Access and egress of delivery vehicles to and from the site raised as a concern
- Over development of a constrained site
- Concerns that a future application for extended working hours beyond 9pm could be submitted which would be inappropriate and harmful to the amenities enjoyed by nearby occupiers
- Increased traffic may lead to road traffic accidents on the A441

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- Intensification of use may lead to more on-street parking and may block shared access to side of the service station

Other matters which are not material planning considerations have been raised, but are not reported here as they cannot be considered in the determination of this application.

Assessment of Proposal

The National Planning Policy Framework (NPPF) advises in Paragraph 11, that planning applications for development should be considered in the context of the presumption in favour of sustainable development. This is reinforced under Policy 1 of LP4.

LP4 Policy 2 (Settlement Hierarchy) categorises the Borough's settlements based upon their role and function which has been determined through an accessibility study and Settlement Hierarchy. The Policy sets out how all of Redditch Borough's settlements are likely to be developed sustainably and how they will serve their communities.

The site falls within the Astwood Bank settlement which falls below the Redditch Urban area but above Feckenham in the Hierarchy. The plan defines Astwood Bank as a Sustainable Rural Settlement, excluded from the Green Belt, which offers an appropriate range of services and facilities. Development within the settlement boundary (as is the application site) should be the focus for identified development needs and supporting local services and infrastructure. The reasoned justification for the policy comments that *'Ignoring the needs of these settlements may lead to their decline, and in some cases, a loss of their sustainability'*.

This site, which is within a largely residential area, would clearly see the loss of the existing car wash facility, but in its place, an increased retail offer. No doubt much of the retail trade derives from persons purchasing fuel at the service station, but trade will also come from persons living within walking distance of the premises wishing to purchase everyday items such as bread, milk, newspapers etc. Your officers have concluded that the proposals would not conflict with Policy 2 of the Local Plan nor would constitute unsustainable development.

Impact upon nearby residential amenities

It is understood that the operation of the car wash facility (which would be removed to accommodate the increase in retail floorspace) has been problematic in the past in terms of its impact upon nearby occupiers. If this application were to be granted permission, hours of operation at the premises would not increase beyond the permitted hours of use which are: Monday to Friday 0630 till 2100 hrs and 0700 till 2100 hrs Saturdays, Sundays and Public Holidays. As such, there are no reasons to consider that the proposal would impact detrimentally upon nearby occupiers.

Impact of the proposals on highway safety

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Policy requires all developments to incorporate safe means of access and egress appropriate to the nature of the local highway network.

Representations have been received questioning the acceptability of the proposals in terms of possible intensification of use and possible blocking of the shared access to the side of the premises which number 1122 Evesham Road enjoys right of access over. However, the latter is a civil rather than a planning matter and would need to be pursued separately with the owner of the Service Station and or the Police. County Highways have concluded that there are no highway implications which might result in the proposed development giving rise to harm to highway safety. In arriving at these conclusions, it is noted that the car wash facility would no longer exist and that a demarked car parking area would be provided to both the front and rear of the premises, accommodating a maximum of seven cars.

There are no objections to this application having regard to highway safety considerations.

Other matters

The design of the infill retail store extension would match that of the existing; that is, a flat roofed single storey building with glazing to elevations. The store is well set back from the A441 behind the existing filling station pumps / canopy and the design of the extension is considered to be appropriate in its context. The new storage unit to be erected to the rear would be a single storey flat roofed structure in painted metal for security reasons and would be largely hidden behind existing and proposed close boarded timber fencing. No representations have been received with respect to the siting or design of this unit.

The applicant states that 4 full time together with 6 part time persons are employed at present. By granting permission, the number of employees would rise to 4 full time and 8 part time, effectively a change in the full time equivalent posts from 7 to 8.

Conclusion

It is considered that the proposals comply with the planning policy framework and would be unlikely to cause any harm to amenity or safety. Subject to compliance with conditions as listed in full below, a favourable recommendation can be made.

RECOMMENDATION:

That having regard to the development plan and to all other material

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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) The development hereby approved shall be carried out in accordance with the following plans and drawings:

Drg no. 17882-PA01a Location and Block Plan dated 22nd November 2018

Drg no. 17882-PA02a Proposed and Existing Site Plans dated 22nd Nov 2018

Drg no. 17882-PA04 Proposed Elevations dated 22nd October 2018

Reason: To provide certainty to the extent of the development hereby approved in the interests of proper planning.

- 3) The use hereby permitted shall not be open to the public outside the existing permitted hours of operation which are: Monday to Friday 0630 till 2100 hrs and 0700 till 2100 hrs Saturdays, Sundays and Public Holidays.

Reason: To define the permission and in the interests of amenity.

Procedural matters

This application is being reported to the Planning Committee because two (or more) objections have been received. As such the application falls outside the scheme of delegation to Officers.