

# REDDITCH BOROUGH COUNCIL

Ms A Marshall  
ALM Fitness  
C/O Mr Mike Brabbs  
Masefields Architects & Surveyors  
Doric House  
Church St  
Studley  
Birmingham  
B80 7LG

## Refusal of Planning Permission

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<b>APPLICATION:</b>	19/00097/FUL
<b>LOCATION:</b>	Unit 5, Lakeside Industrial Estate, New Meadow Road, Redditch
<b>PROPOSAL:</b>	Change of use from B8 distribution to D2 assembly & leisure
<b>DECISION DATE:</b>	19th March 2019

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Redditch Borough Council as the Local Planning Authority refuses planning permission in accordance with the Town and Country Planning Act 1990 and The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) for the proposal described above. This is for the following reason/s:

- 1) The proposed change of use to D2 would result in a loss of land designated for employment (B1, B2, B8) purposes. In the absence of any justification for this loss, the proposal is considered to be contrary to Policy 24 of the Borough of Redditch Local Plan No.4.
- 2) The applicant has failed to satisfy Paragraph 86 of the National Planning Policy Framework which requires that a sequential test be applied to planning applications for main town centre uses that are not in an existing centre. The creation of a D2 use in a location outside the town centre in an area poorly served by public transport would be likely to generate a significant quantity of unsustainable trips in private vehicles contrary to Policy 30 of the Borough of Redditch Local Plan No.4 and the provisions of the National Planning Policy Framework.



Ruth Bamford  
Head of Planning and Regeneration

## **Reason**

This proposal has been assessed against the following documents

### **Borough of Redditch Local Plan No. 4**

Policy 24: Development within Primarily Employment Areas

Policy 30: Town Centre and Retail Hierarchy

### **Others**

NPPF National Planning Policy Framework (2019)

SPG Employment Land Monitoring

## **For your information**

### **Appealing the decision**

If you feel aggrieved by the decision of Redditch Borough Council to refuse permission you can appeal to the Secretary of State through the Planning Inspectorate. This appeal should be made by 17th September 2019 unless supported by special circumstances. The appropriate form and further information on how to appeal can be found online at [www.planningportal.gov.uk/pes](http://www.planningportal.gov.uk/pes) or by contacting the Planning Inspectorate Customer Services Team on 0303 444 5000.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against the decision of your local planning authority, then you must do so within: 28 days from when the enforcement notice is served, or within 6 months of the date of this decision, whichever expires earlier.

### **Purchase notices**

If Redditch Borough Council or the Secretary of State has refused planning permission or granted it conditionally, the landowner may claim that the land is incapable of reasonable beneficial use, and for this reason may serve the Council a purchase notice requiring them to purchase the land. In certain circumstances, a claim may be made against Redditch Borough Council for compensation. Further information about purchase notices can be found at:

<http://www.legislation.gov.uk/ukpga/1990/8/part/VI>