

PLANNING COMMITTEE

19th August 2020

Planning Application 20/00520/FUL

Retrospective planning application for conversion of former plant hire sales and service premises and associated yard, to one retail unit and one beauty / hair dressing salon

87-89 Evesham Road, Redditch, B97 4JX

Applicant: Mrs P Dormer
Ward: Headless Cross and Oakenshaw Ward

(see additional papers for site plan)

The author of this report is Anthony Young, Principal Planning Officer (DM), who can be contacted on Tel: 01527 881234 Email: anthony.young@bromsgroveandredditch.gov.uk for more information.

Site Description

The area is mainly residential with some commercial and community uses. The double fronted two storey shop units of brick and tile construction and traditional appearance front on to the east side of Evesham Road, north of the Headless Cross Drive junction.

Proposal Description

Following the re-location of Dormer Plant Hire the premises in Headless Cross have been converted for use as a beauty salon/hairdresser and a retail unit. The former use involving storage of large equipment associated with plant hire had outgrown the site.

Relevant Policies :

Borough of Redditch Local Plan No.4

Policy 1 – Presumption in Favour of Sustainable Development

Policy 2 – Settlement Hierarchy

Policy 5 – Effective and Efficient Use of Land

Policy 15 – Climate Change

Policy 20 – Transport Requirements for New Development

Policy 30 – Town Centre and Retail Hierarchy

Policy 39: Built Environment

Others

NPPF – National Planning Policy Framework (2019)

NPPG – Planning Practice Guidance

Borough of Redditch High Quality Design SPD

Relevant Planning History

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1988/615/FUL	Use As Plant Hire Business And Decoration Shop And Calor Gas Storage	Approved 21/11/88
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Consultations

Highway Authority

No objection subject to provision of cycle parking.

Public Consultation Response

No responses received.

Assessment of Proposal

BRLP Policy 2 puts Redditch urban area, being the Main Settlement, as the focus for development. The site is within the urban area and being just north of the Headless Cross District Centre falls under Tier 3 Local Shops of BRLP Policy 30 hierarchy of centres, where under that Policy retail development of an appropriate scale and nature will be promoted.

The existing development does not benefit from car parking spaces and that remains the case with this development. The Highway Authority considers this to be acceptable and notes that there is a public car park available for use within an acceptable walking distance (70m).

The building already benefits from having shop fronts and therefore very little change to the fabric of the building was required to facilitate this use. There will be no discernible impact on neighbouring residential amenity arising from this proposal, and in all likelihood is likely to be an improvement when compared to the activity arising from the previous plant hire business.

As of 1st September 2020, changes to the Use Classes Order will become operational. The existing A1 Retail Use Class will then fall under Use Class E (Commercial, business and service uses).

Conclusion

In view of the above assessment, I am satisfied that the proposal complies with the relevant policies of the Local Plan and no other material considerations have been identified that would indicate that the Local Plan should not be followed.

For the reasons set out in the report, it is considered that the proposal complies with the Local Plan and is sustainable development and should therefore be approved without delay.

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RECOMMENDATION:

1. The development hereby approved shall be carried out in accordance with the following plans and drawings – 1932.01; 1932.02; 1932.04A; 1932.06; 1932.07.

Reason: To define the permission and to ensure that the development meets the design quality and environmental requirements of the Borough of Redditch Local Plan.

2. Within 56 days of the date of this planning permission details of sheltered and secure cycle parking to comply with the Worcestershire County Council adopted highway design guide, together with a timetable for implementation, shall be submitted to the Local Planning Authority for approval in writing and the cycle parking provision shall be provided as approved and in accordance with the implementation timetable.

Reason: To encourage sustainable travel and healthy communities.

Informatives

- 1) The local planning authority has worked with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with this planning application through negotiation and amendment.

Procedural matters

The Applicant is related to Matthew Dormer, the Leader of Redditch Borough Council and the Redditch Portfolio Holder for Planning. As such the application falls outside the scheme of delegation for officers.