

**PLANNING
COMMITTEE**

25th May 2010

PLANNING APPLICATION 2010/029/FUL

PROPOSED CHANGE OF USE OF EXISTING REAR STORE TO RETAIL USE, PARTIAL CHANGE OF USE OF EXISTING SHOP TO CLASS A.3 (CAFETERIA) USE, REPLACEMENT OF SHOP FRONT AND REPLACEMENT DOORS TO RETAIL STORAGE AREA

THE VILLAGE SHOP, DROITWICH ROAD, FECKENHAM, REDDITCH

**APPLICANT: THE VILLAGE SHOP ASSOCIATION
EXPIRY DATE: 11TH MAY 2010**

WARD: ASTWOOD BANK AND FECKENHAM WARD

The author of this report is Sharron Williams, Planning Officer (DC), who can be contacted on extension 3206 (e-mail: sharron.williams@redditchbc.gov.uk) for more information.

(See additional papers for Site Plan)

Site Description

The site was originally a petrol filling garage with some car repairs taking place towards the rear of the site. In 2008 planning permission was granted to convert the building towards the front of the site to be used as a community shop. The shop is actively in use at present, whilst a car repair garage is still in operation towards the rear of the site. Established housing exists opposite the site.

Proposal description

Permission is sought to convert the rear area of the village shop building to retail use (Class A.1) from a former garage use, and partially change the use of part of the existing shop to a cafeteria. Some external alterations are proposed to the front and side of the building in respect to alterations to existing doors and windows, and internal works are proposed to allow for the proposed change of uses to the building.

The change of use would also provide a storage area for the shop that would be approximately 15.3 square metres and an office that would be approximately 4.8 metres.

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:

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www.communities.gov.uk

www.wmra.gov.uk

www.worcestershire.gov.uk

www.redditchbc.gov.uk

National planning policy

PPS1 (& accompanying documents) Delivering sustainable development

PPS5 Planning for the Historic Environment

Regional Spatial Strategy

RR1 Rural Renaissance

RR2 The Rural Regeneration Zone

RR4 Rural Services

T2 Reducing the need to travel

Worcestershire County Structure Plan

SD.4 Minimising the Need to Travel

SD.5 Achieving Balanced Communities

D.35 Retailing in Rural Settlements

D.37 Shops in Community Buildings in Rural Settlements

Borough of Redditch Local Plan No.3

B(RA).2 Open Countryside

B(RA).5 Reuse and conversion of buildings

B(RA).9 Village settlement

C(T).2 District Distributor

C(T).12 Parking standards

B(BE).9 Streetscapes in Conservation Areas

B(BE).16 Shopfronts

B(BE).17 Shopfront security

S.1 Designing out crime

Redditch Borough Council Documents

Feckenham Conservation Area Management Plan and Boundary Extension

Feckenham Conservation Area Character Appraisal

Other relevant corporate plans and strategies

Worcestershire Community Strategy (WCS)

Redditch Sustainable Community Strategy (SCS)

REDDITCH BOROUGH COUNCIL

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Relevant site planning history

Appn. no	Proposal	Decision	Date
2008/341	Change of use to Class A.1 (retail) of part of buildings for a community shop with parking on forecourt area.	Approval	16 Dec 2008

Public Consultation responses

Responses in favour

Feckenham Parish Council has submitted comments stating no objection to the proposal.

Consultee responses

County Highway Network Control

No objection to proposal.

Environmental Health

No objection to proposal.

Crime Risk Manager

No comments submitted.

Conservation Advisor

No objection to proposal.

Assessment of proposal

The key issues for consideration in this case are:

Principle

Planning permission has been granted for Class A.1 use since 2008, and the shop has been operating for some time now with no complaints. The principle of increasing the retail floor area of the unit by approximately 17.6 square metres is a small increase and as such is considered to be acceptable.

As a result of the change of use, some seating and 3 tables are proposed to be provided inside the shop towards the front, and would enable customers to purchase tea / coffee and produce from the delicatessen for consumption on the premises. This element of the proposal requires planning permission as it would be a change of use to Class A.3 (restaurants / snack bars / cafes). Members will be aware that the site is within the Feckenham Village Settlement, however, the Settlement does not include a District Centre which is where such uses would normally be considered favourably. However, this shop facility is more unique than the normal retail units found in District

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Centres. The Feckenham shop is a community shop run by the occupiers of the Village and is intended to sell (as local as possible) produce / goods etc on a voluntary basis. Therefore, the provision of a cafeteria facility is more likely to be providing a community facility for local residents to get together socially than a cafeteria that would draw customers from further afield. Officers would consider that this use would only be acceptable in this location on the basis that the community shop is in operation and that the cafeteria facility is only open during shop opening hours. This could be conditioned appropriately to cover this matter.

Design and layout

The revised internal layout of the proposal is considered to be acceptable. The proposal also includes external alterations such as modifying the existing sliding front door access, installing side hung double doors enabling the main access into the shop to be at the front rather than at the side (as existing). The existing single side door that serves as access to the shop would be altered to a side window instead, and the roller shutter door that is at the side of the building would be altered to provide new double doors. The external alterations are considered to be acceptable and improve the appearance of this former garage building, and will assist to improve the streetscene in the Conservation Area.

Highways and access

The car parking facilities for the premises remains the same at the front of the shop. Having calculated the car parking provision for the unit including the proposed increase in retail floorspace, a total of 4 car parking spaces would be required and can be adequately provided at the front and side of the premises. Therefore the proposal is considered to be acceptable.

Sustainability

Given that the use is intended to serve local residents there is scope for customers to walk to the community shop and its cafeteria and as such would be a more sustainable way of obtaining local goods/ produce etc. It is intended that the proposed timber doors would be sourced from renewable sources, and it is intended that the thermal insulation of the premises would be improved to reduce the energy requirement of the building both in running and construction costs.

Conclusion

Whilst normally such uses would only be considered in District Centres, the acceptability of this proposal is considered to be an exception on this occasion given its link with the community shop facility, and on the basis that suitable conditions be imposed to restrict the opening of the cafeteria to those of the shop and whilst a community shop is in operation on the site.

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Recommendation

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

1. Development to commence within 3 years.
2. Permission defined to include Class A.1 use including ancillary Class A.3 use for a cafeteria.
3. Approved plans defined.
4. Cafeteria to be in use whilst the Community shop is in operation.

5. Hours of opening for the cafeteria to be the same as the shop
Monday – Friday 08:00 – 18:00 hours
Saturday 09:00 – 16:00 hours.

Informatives

1. Permission does not include the approval of any signage / adverts.
2. The applicant is advised that should any external shutters be required, a separate application would be required.