

**REDDITCH BOROUGH COUNCIL**

**PLANNING  
COMMITTEE**

22nd June 2010

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**PLANNING APPLICATION 2010/086/COU**

**RETROSPECTIVE APPLICATION FOR THE CHANGE OF USE FROM  
RETAIL (A1 USE) TO COFFEE SHOP / CAFÉ (A3 USE)**

**15-17 EVESHAM WALK, TOWN CENTRE, REDDITCH**

**APPLICANT: NERO HOLDINGS LTD**

**EXPIRY DATE: 24TH JUNE 2010**

**WARD: ABBEY**

The author of this report is Steven Edden, Planning Officer (DC), who can be contacted on extension 3206 (e-mail: [steve.edden@redditchbc.gov.uk](mailto:steve.edden@redditchbc.gov.uk)) for more information.

**(See additional papers for Site Plan)**

**Site Description**

Evesham Walk links Market Place with Worcester Square within the Kingfisher Shopping Centre. Units 15 to 17 lie to the Eastern side of Evesham Walk, and were until recently occupied by a gentleman's outfitters. For approximately two months, occupation has been by a coffee shop / Café use. Units 15 to 17 are external, not being situated within the Kingfisher Shopping Centre itself.

The site lies within the 'Retail Core' area of the Town Centre as defined on the Borough of Redditch Local Plan No.3 Proposals Map.

**Proposal Description**

This application, which is retrospective, seeks consent for the change of use of Units 15 to 17 Evesham Walk from retail (A1 use) to a Café (A3 use). The current occupier is Caffé Nero (a coffee shop / Café). The unit's previous use was as a gentleman's outfitters (Greenwoods Menswear).

No external alterations to the premises have taken place, other than the erection of a 'Caffé Nero' fascia sign. However, this advert benefits from 'deemed consent' under the Town and Country Planning (Control of Advertisements) (England), Regulations 2007, and is therefore not subject to planning control.

**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](http://www.communities.gov.uk)

[www.wmra.gov.uk](http://www.wmra.gov.uk)

[www.worcestershire.gov.uk](http://www.worcestershire.gov.uk)

[www.redditchbc.gov.uk](http://www.redditchbc.gov.uk)

### ***National Planning Policy***

PPS 1 Delivering Sustainable Development

PPS 4 Planning for Sustainable Economic Growth

### ***Regional Spatial Strategy***

UR3 Enhancing the roles of City, Town and District Centres

QE3 Creating a high quality built environment for all

T2 Reducing the need to travel

### ***Worcestershire County Structure Plan***

SD4 Minimising the need to travel

SD9 Promotion of town centres

### ***Borough of Redditch Local Plan No.3***

E(TCR).1 Vitality and Viability of the Town Centre

E(TCR).4 Need and the Sequential Approach

E(TCR).5 Protection of the Retail Core

B(BE).13 Qualities of Good Design

### **Relevant Site Planning History**

None

### **Public Consultation Responses**

No comments submitted

### **Consultee Responses**

#### ***Historic Buildings and Conservation Advisor***

No objection

#### ***Town Centre Co-ordinator***

No objection

### **Assessment of Proposal**

The key issue for consideration in this case is the principle of the proposed change of use.

#### **Principle of Change of Use**

The proposal represents a 'main town centre' use. Both national guidance contained within PPS4 and policy E(TCR).4 of the Borough of Redditch

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Local Plan comment that the first preference for main centre uses such as this proposed change of use to A3 use is Redditch Town Centre.

The site lies within the Retail Core area of the Town Centre, as defined on the Proposals Map of the Borough of Redditch Local Plan No.3, and is designated as an area of Primary Shopping Frontage.

Policy E(TCR).5 applies to such applications for planning permission within the Retail Core. Under the terms of that policy, planning permission for change of use from Class A1 to A2 or A3, A4 and A5 or any other use considered appropriate to a shopping centre will only be acceptable if the proposed use does not result in a continuous frontage of more than two non-retail units. Individual units are defined in the Policy as shopfronts having a width of about 6 metres.

Units 15-17 together measure approximately 7.3 metres across. Adjoining Unit 15 (to the north) is Unit 11-13 (Jazz Ltd Ladies and Menswear): an A1 use. Adjoining Unit 17 (to the south) is a unit which is similarly in A1 use (Vodafone telephones).

Given that A1 uses would continue to adjoin Units 15-17 both to the north and the south, your Officers consider that the application proposal is in accord with Policy E(TCR).5 in that it would protect the retail core and would not harm the vitality and viability of the Town Centre.

Hours of opening at the premises are stated as being:

7.00 a.m. - 7.00 p.m. Monday to Friday and 8.00 a.m. - 6.00 p.m. on Saturdays, Sundays and Public holidays. Given the site's Town Centre location, Officers would consider it unreasonable to restrict those hours of opening.

### Conclusion

The proposal is considered to accord with current planning policy and would not cause harm to amenity or safety and therefore approval of this retrospective application is recommended.

### 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) Plans listed as approved under application.