

REDDITCH BOROUGH COUNCIL

**PLANNING
COMMITTEE**

4th January 2011

PLANNING APPLICATION 2010/275/COU

**CHANGE OF USE OF RETAIL WAREHOUSE UNIT INTO RESTAURANT
(A3 USE)**

30 HEWELL ROAD, REDDITCH

**APPLICANT: MR G SINGH
EXPIRY DATE: 14 JANUARY 2011**

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) for more information.

(See additional papers for Site Plan)

Site Description

The site lies to the northern side of a small roundabout which itself is located immediately to the north-west of the Hewell Road / Clive Road junction. To the south of the site lies the "Assemblies of God Pentecostal Church", with the railway line directly beyond the eastern boundary. Buildings adjoining the application property are 'Roy Edwards Motors' (to the north), and 'MSE', an office use (to the south).

The site is situated just inside the south-western corner of the Enfield Industrial Estate within an area designated as being for Primarily Employment (B1/B2/B8) uses in the Borough of Redditch Local Plan No.3.

The building in question is currently vacant but was previously used as 'Redditch Furniture Clearance'. Before this, it was used as a carpet showroom 'Colourscope Carpets'.

Proposal Description

Full planning permission for change of use is sought to change the use of the building from retail (A1 use) to a restaurant (A3 use).

Hours of opening are stated as being from:

12.00 noon to 00.30 hrs Monday to Friday, Sundays and Bank Holidays
12.00 noon to 01.00 hrs on Saturdays

Floor plans submitted with the application show that the restaurant would be accommodated at ground and at first floor level, with place settings/covers for approximately 108 persons together with two waiting areas able to accommodate up to 18 persons.

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The existing building is flat roofed with red brick walls between red brick columns. The red brick columns would remain, but the brickwork that exists between the brick columns to the front facade would be rendered.

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:

www.communities.gov.uk

www.redditchbc.gov.uk

National Planning Policy

PPS1	Delivering Sustainable Development
PPS4	Planning for Sustainable Economic Growth
PPG13	Transport
PPG24	Noise

Borough of Redditch Local Plan No.3

CS.7	The sustainable location of development
E(EMP).3	Primarily Employment Areas
E(TCR).12	Class A3, A4, and A5 Uses
B(BE).13	Qualities of Good Design
B(BE).14	Alterations and extensions to buildings
C(T).12	Parking Standards (& Appendix H)
S1	Designing out crime

SPDs

Designing for community safety
Encouraging good design

Relevant Site Planning History

1981/295 Change of use from garage to Carpet Showroom (Class A1)
 granted 28th August 1981

Public Consultation Responses

Responses in favour

No received

Responses against

One letter received. Comments are summarised as follows:

- Cooking odours from the business would affect our business
- Unsure where waste disposal units would be located

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- The exit for the building opens onto our land to the rear which is used as a car parking area. The gates to enter our yard area are generally locked after office hours (5.00pm Monday to Friday). Therefore, where will deliveries be made?

Consultee Responses

County Highway Network Control

Recommends that permission be refused for the following reasons:

The proposed floor area requires a maximum of 31 car parking spaces to be provided. Although the proposal is sited within a reasonable distance of the Town Centre, due to the location and nature of the use, maximum standards should be applied. The proposal shows four spaces to the front of the property, although one would be unusable, and an additional area for nine vehicles to the north of the site. This area is currently used as parking for other businesses and therefore cannot be considered in its entirety for this proposal.

Environmental Health

Comments awaited

Police Crime Risk Manager

No objection

RBC Community Safety Officer

Comments awaited

Procedural matters

All applications for Class A3/A5 use are reported to Planning Committee for determination.

Assessment of Proposal

The key issues for consideration are as follows:

Principle

The site is located within an area designated for Primarily Employment uses where usually only Class B1/B2/B8 or other compatible (normally *sui-generis*) uses are permitted to operate. However, consent was granted in 1981, allowing the unit to be used as a Carpet Showroom. Records show that from approximately 1984 until approximately 2007 the site was occupied by the 'Colourscope Carpet Warehouse' in A1, retail use, in accord with the 1981 consent. Officers understand that the building was then occupied by 'Redditch Furniture Clearance' before becoming vacant. Given that the (B1/B2/B8) employment use has long since been lost, your Officers believe that there would be no significant conflict with policy in this case by allowing a change of use from A1 to A3 use. Further, it could be argued that the

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proposed use would be compatible with adjacent employment land in that during the day, some customers are likely to originate from within the Enfield Industrial Estate.

Design and appearance of development

The only external changes are those referred to in the proposal description – the change from brick to render on the principal elevation facing Hewell Road. No objections are raised to these minor changes having regard to the character and appearance of the area.

Impact upon nearby residential amenity

Such uses have the potential to cause detriment to amenity in terms of noise and odour. However, the site is considered to be sufficiently distant from non compatible uses such that amenity would not be prejudiced provided proper extraction equipment is installed. This could be dealt with by condition.

Security

Your Officers consider that such applications raise security / anti-social behaviour issues. The Police Crime Risk Manager has been consulted on the application and raises no objection. In addition, the Council's Community Safety Officer has been consulted on the application. At the time of writing, no comments have been received. Any comments received will be reported in the Update report.

Access and parking provision

Whilst in all other respects, Officers raise no objections to the proposals, serious concerns on highway safety grounds, which have been echoed by County Highways Network Control are explained below.

The building is significant in size and would operate on two floors. The total floorspace to be changed to restaurant use would be 310 metres squared. 13 no. car parking spaces are stated as being available for use. Four would be located (labelled as numbers 10 to 13) to the frontage of the building adjacent to Hewell Road, with a further nine (labelled as numbers 1 to 9) at a separate 'additional car park' located approximately 35 metres due north-west of the application building which is also under the applicant's control. The plans however, indicate that spaces 1 and 13 would be unusable and the 'additional car park' at the time of your Officer's visit to the site was being used for the parking of vehicles in connection with other existing businesses. Officers are therefore not satisfied that all of the spaces would be available for use by customers at all times. Further, the proposed use would employ 6 full time and 4 part-time staff, where clearly demands would be placed on the available car parking that exists. Being approximately 35 metres away from the proposed restaurant, in practice, Officers consider that many customers are unlikely to park in the 'additional car park' even if it were available, and are instead, more likely to park nearer to the proposed restaurant and

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therefore nearer to the busy mini roundabout at the Hewell Road / Clive Road junction.

The Council's maximum car parking standards (Policy C(T).12 – Appendix H) state that for A3 uses, one space should be provided for each 10 square metres of floorspace. Therefore, maximum standards would require 31 car parking spaces to be provided, off road. County Highways, as do your Officers, consider that in this particular case, given the location of the site, adjacent to a busy mini roundabout, it would not be justifiable to depart from the Council's car parking standards. A shortfall of at least 18 spaces would result in the parking of many vehicles 'on-street' and 'ad-hoc' which, in this location, would prejudice highway safety.

Conclusion

Lack of available in curtilage parking for the proposal would be considered prejudicial to highway safety and therefore the application is recommended for refusal of planning permission.

Recommendation

That having regard to the development plan and to all other material considerations, planning permission be REFUSED for the reason below:

1. The lack of car parking spaces to serve the proposed development would lead to ad-hoc, on-street parking, which in this location, adjacent to a busy mini roundabout, is likely to be of detriment to highway safety. As such, the proposed development would be contrary to National Planning Guidance contained within PPG13 (Transport) and Policy C(T).12 & Appendix H of the Borough of Redditch Local Plan No.3.