

**PLANNING
COMMITTEE**

27th April 2011

APPEAL OUTCOME REPORT FOR INFORMATION

APPEAL MADE AGAINST REFUSAL OF PLANNING PERMISSION:

PLANNING APPLICATION DETAILS: 2010/238/COU

PROPOSAL	USE OF LAND FOR THE DISPLAY AND SALE OF MOTOR VEHICLES (RETROSPECTIVE)
LOCATION	ASTWOOD BUSINESS PARK, ASTWOOD LANE ASTWOOD BANK
WARD	ASTWOOD BANK & FECKENHAM
DECISION	DECISION MADE BY OFFICERS UNDER DELEGATED POWERS 28TH OCTOBER 2010

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.

Discussion

The case related to an open area of land within the Astwood Business Park which was being used for the display and sale of motor vehicles. The planning application was refused for the following reasons:

1. The use of the application site for the storage and sales of cars represents an inappropriate use in this rural area, which in terms of sustainability would be more appropriately located in the Redditch urban area. It would result in an unacceptable intensification of the commercial uses at the site, generating additional traffic on the narrow surrounding rural roads to the detriment to the rural character of the area, being contrary to sustainability principles contained in Planning Policy Statement 1 (PPS1): Delivering Sustainable Development and the aims and objectives of Policy CS.7 of the adopted Borough of Redditch Local Plan No.3.
2. The unsustainable location for the proposed use, readily accessible only by means of private motor vehicle rather than by other, more sustainable means of transport would render the proposal reliant on a high number of car parking spaces about the development which are not shown on submitted plans. This, together with the removal of a large car parking area set aside for use in connection with the commercial uses approved under previous planning permissions on the site would mean that future vehicle parking is likely to become more indiscriminate and ad-hoc to the

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detriment of highway safety. The proposals are therefore considered to be contrary to the aims and objectives of Planning Policy Guidance 13 (PPG13); Transport, and Policy C(T).12 (and accompanying Appendix H) of the adopted Borough of Redditch Local Plan No.3.

Officers sought to defend these reasons through their written representations to the Planning Inspector.

The Inspector, like Officers, considered that whilst the proposal would not harm the openness of the green belt or its visual amenity, a car sales use in this location would be inappropriate. He noted that no substantive, persuasive evidence had been produced to demonstrate that there are no other suitable, sequentially preferable locations within the Borough to accommodate the use.

The Inspector noted that the relatively remote rural location of the appeal site with poor public transport links would mean that the great majority of employees and visitors would travel to the site by car. He commented that without the adequate on-site provision for parking, as referred to by Officers, it would be likely that parking would take place ad-hoc and along the access road, interfering with the smooth and efficient running of the Business Park. He also noted that if parking were to take place on Astwood Lane, potentially the width of the highway would be restricted preventing the free flow of traffic and contrary to policy objectives.

Appeal outcome

The appeal was DISMISSED and costs were neither sought nor awarded.

Further issues

The matter is still retrospective and the Council's Planning Enforcement section is currently taking enforcement action to seek the cessation of the car sales use.

Recommendation

The Committee is asked to RESOLVE that the item of information be noted.