

Name of Applicant	Proposal	Expiry Date	Plan Ref.
Aldi Store Ltd	Removal of condition 8 attached to 09/0729		24/00887/S73
	Aldi, Sherwood Road, Bromsgrove, Worcestershire, B60 3AR		

### RECOMMENDATION:

- (1) **MINDED** to **GRANT** permission to remove condition 8 of planning application reference 09/0729
- (2) That **DELEGATED POWERS** be granted to the Assistant Director for Planning, Leisure and Cultural Services to:
  - (a) Determine the application following the receipt of a Deed of Variation in respect to the removal of this condition
  - (b) To agree the final scope and detailed wording of the other conditions attached to the original planning permission.

### Consultations

#### **Worcestershire Highways - Bromsgrove**

No objection

#### **Bromsgrove Strategic Planning and Conservation**

No comments

#### **Economic Development and Regeneration**

No comments

### **Publicity**

24 neighbour letters sent 14 October 2024 (expire 7 November 2024)

Site notices displayed 21 October 2024 (expires 14 November 2024)

Press notice published 18 October 2024 (expires 4 November 2024)

No representations submitted during the public consultation period.

### **Site Description**

The application site relates to an existing supermarket on the former BGW Business Park at the western end of the Aston Fields Industrial Estate. The site is located to the east of the roundabout junction of the A38 (Stoke Road/Bromsgrove Eastern Bypass), Austin Road and Buntsford Park Road. A large WM Morrisons supermarket is located to the south-west, on the opposite side of Buntsford Park Road, and the Charford residential area lies to the north west of the A38. The site is immediately bounded to the east by the Sugar Brook, with industrial buildings beyond.

## Proposal Description

Permission is sought to delete the following condition:

- 8) The total net retail floor space of the retail store hereby approved shall not exceed 995 square metres

Reason: In order to define the permission and in order to minimise the potential for future harm to the vitality and viability of existing retail centres within the District, in accordance with policy PA13 of the West Midlands Regional Spatial Strategy, Worcestershire Structure Plan policies D.31, D.32 and D.33 and Bromsgrove Local Plan policies DS3, S20, and S21, and the provisions of PPS4.

## Relevant Policies

### **Bromsgrove District Plan**

BDP1 Sustainable Development Principles  
BDP13 New Employment Development  
BDP14 Designated Employment  
BDP19 High Quality Design  
BDP21 Natural Environment  
BDP23 Water Management  
BDP24 Green Infrastructure

### **Others**

Bromsgrove High Quality Design SPD  
National Planning Policy Framework (2024)  
National Planning Practice Guidance  
National Design Guide

## Relevant Planning History

22/00571/FUL	Proposed extension comprising approximately 280sqm of additional retail floor space and reconfigured warehouse and welfare block layout.	Pending	
16/0687	Variation of condition 5 of application 09/0729 to: "The retail store hereby permitted shall not be open to customers outside the following hours: 08:00-22:00 Monday to Saturday, and 10:00-16:00 on Sundays"	Approved	06.10.2016
13/0769	Variation of Condition 5 attached to 09/0729 to: The retail store hereby permitted shall not be open to customers outside the following hours: 08.00 - 22.00 Monday - Saturday and 10.00 - 16.00 Sundays and Bank Holidays	Approved	19.12.2013

12/0253	Variation of Condition 5 attached to 09/0729 to allow store to open until 21.00 hours Monday to Saturday	Approved	01.06.2012
09/0729	Demolition of existing industrial building and erection of new single storey class A1, food retail store incorporating car-parking and landscaping.	Approved	27.04.2010

### **Assessment of Proposal**

The applicant has submitted a planning application Ref: 22/00571/FUL for a proposed extension of the store. This application is pending and on the same Committee Agenda.

The applicant has submitted supporting information stating the extension will increase the retail floor area and size of warehouse.

To enable the implementation of the extension, there is a requirement for Condition 8 of the original planning consent (Ref: 09/0729) to be removed.

Condition 8 of planning application Ref: 09/0729 is as follows:

- 8) The total net retail floor space of the retail store hereby approved shall not exceed 995 square metres

Reason: In order to define the permission and in order to minimise the potential for future harm to the vitality and viability of existing retail centres within the District, in accordance with policy PA13 of the West Midlands Regional Spatial Strategy, Worcestershire Structure Plan policies D.31, D.32 and D.33 and Bromsgrove Local Plan policies DS3, S20, and S21, and the provisions of PPS4.

Planning application 22/00571/FUL proposes an extension that will result in the net retail floorspace exceeding 995 square metres.

On the basis that the merits of planning application 22/00571/FUL are considered favourably, condition 8 will no longer be relevant and as such should be removed accordingly to enable development. This Section 73 application seeks removal of that condition.

There are no objections raised from consultees and no representations submitted during the public consultation period. It is considered that the removal of the condition is unlikely to harm the vitality and viability of Bromsgrove Town Centre and existing retail centres within the District. Proposals to extend the premises will require planning permission and matters regarding vitality and viability will be assessed as part of any such application. However, a Section 106 Agreement applied to the original application 09/0729, therefore, a Deed of Variation will be required for this revision.

**RECOMMENDATION:**

- (1) **MINDED to GRANT** permission to remove condition 8 of planning application reference 09/0729
- (2) That **DELEGATED POWERS** be granted to the Assistant Director for Planning, Leisure and Cultural Services to:
  - (a) Determine the application following the receipt of a Deed of Variation in respect to the removal of this condition
  - (b) To agree the final scope and detailed wording of the other conditions attached to the original planning permission.

**Case Officer:** Sharron Williams Tel: 01527 534061 Ext 3372  
Email: sharron.williams@bromsgroveandredditch.gov.uk