

PLANNING COMMITTEE

0133/2024

APPLICATION FOR CONSIDERATION

UPDATE REPORT

REPORT OF ASSISTANT DIRECTOR - GROWTH & REGENERATION

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|------------------------------|---|
| Application Reference | 0133/2024 |
| Proposal | Proposed new shopfront and associated works |
| Site Address | 12 - 13 Market Street Tamworth B79 7LU |
| Case Officer | Debbie Hall |
| Recommendation | Planning Committee |

1. Grant planning permission based on revised plans for the proposal submitted post the original recommendation to approve.

1. Introduction

- 1.1 This is a supplementary report following the approval of the original planning application at the committee of 2nd July 2024.
- 1.2 Members approved the application with plan reference PR.00.E1 Rev A and now with the change the plan reference is PR.00.E1 Rev A
- 1.3 The fan light arrangements have been altered. To the right hand side of the central pilaster where previously there were six fan lights measuring 0.7m by 0.5m, there are four fan lights measuring 1m by 0.5m. To the left hand side of the central pilaster the width of the area taken up by Alucobond cladding into which the ATM machine is set has been increased from 2m to 2.7m and where there were six fan lights there are now only three proposed.
- 1.4 For structural reasons the ATM has been moved towards the entrance by approximately 0.3m. To retain balance to the shop front and avoid a wall partition being visible through the window, the fanlights have had to be enlarged.
- 1.5 All the other considerations remain the same as the previous report which is attached to this supplementary report

2. Policies

2.1 Local Plan Policies

EN5 Design of New Development
EN6 Protecting the Historic Environment

2.2 National Planning Policy

National Planning Policy Framework 2021
National Planning Practice Guidance 2014-

4. Equality and Human Rights Implications

- 4.1 Due regard, where relevant, has been taken to the Tamworth Borough Council's equality duty as contained within the Equalities Act 2010. The authority has had due regard to the public sector equality duty (PSED). Under section 149 of the Equality Act 2010, a public authority must in the exercised of its functions, have due regard to the interests and needs of those sharing the protected

characteristics under the Act, such as age, gender, disability and race. This proposal has no impact on such protected characteristics.

- 4.2 There may be implications under Article 8 and Article 1 of the First Protocol of the Human Rights Act, regarding the right of respect for a person's private and family life and home, and to the peaceful enjoyment of possessions. However, these issues have been taken into account in the determination of this application.

7. **Planning Considerations**

7.1. Design and Heritage

- 7.1.1 Considering the minor glazing proposal changes, there is unlikely to be a significant impact upon the character of the area.

- 7.1.7 As a result of this, the application continues to be considered in full accordance with EN5 and EN6 of the Tamworth Local Plan 2006-31 and the NPPF.

8. **Conclusion**

- 8.1 There are no further updates and the application remains to approve in line with the considerations outlined in the report of the committee of 2nd July 2024.

- 8.2 The revised condition will read:

The development hereby permitted shall only be carried out in accordance with the application form, the supporting letter and drawings: PR.00.E1 Rev B, EX.00.E1 and b90f/uk/1104720/1486893 unless otherwise agreed in writing by the Local Planning Authority.

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