



Planning application W/25/02457/GPMAE

Midlands Cooperative Travel 6 Bridge Street Evesham WR11 4RR

Notification for Prior Approval for the proposed change of use from commercial, Business and Service to Dwelling House

"This objection is submitted on behalf of the Vale of Evesham Civic Society.

Policy SWDPR12 of the soon to be adopted Development Plan, refers to Evesham's Town Centre with Primary Shopping Area. The area to which this policy refers is shown on the Plan Map, an extract from which is attached. It clearly shows the 'defined shopping frontage' to which Part E of Policy SWDPR12 applies. Part E refers to change of use applications, which this application is, and it states that

Within the defined Primary Shopping Frontages, the change of use from Class E (Commercial, Business and Services) or the extension of non-Class E uses into the adjoining Class E premises at ground floor level, will NOT be supported (my emphasis).

6 Bridge Street is in the heart of not only the town centre shopping area, but the Conservation Area. It is acknowledged that the building needs to be used and maintained, to contribute positively to the attractiveness of the centre and Conservation Area. It is also acknowledged that shopping habits are changing, leading to a reduction in need of occupied shopping floorspace. However, to maintain a vibrant town centre, the reduction of retail floorspace should be allowed to take place on the margins of the centre, leading to a concentration of shopping in the centre.

The Society supports and encourages residential use in the town, but this use in the town centre's core area must only be at first floor level and above.

If the unit frontage were to be repaired and the inside made attractive, it would stand a much better chance of finding an appropriate, non-residential use."

Extract from the South Worcestershire Development Plan Review map, showing the Primary Shopping Frontage in Evesham Town Centre as a red line.

