

**Redditch Borough Council
Planning Committee**

**Committee Updates
26th July 2023**

22/01316/OUT Land Rear Of, Sambourne Lane

No updates

23/00537/FUL Town Hall , Walter Stranz Square

A second letter of objection has been receiving raising comments summarised below:-

1. Concerned that an assessment upon people with disabilities has not been carried out. The spaces for disabled are not sufficient in terms of width as they do not allow a disabled person to transfer from a wheelchair to their vehicle. The 5 Disabled spaces of which if they were to comply with the additional width to accommodate transferring, would reduce the overall number significantly. This would therefore affect the overall disability parking for the whole Town Hall including meetings, accessing to services and the hub.

2. As there will be a bigger footfall of users to the Town Hall as a whole, I don't think sufficient assessment has been done to assure people with disabilities that they can access the building both in terms of number, safety and availability.

3. The car park needs resurfacing as it is very uneven and on a slope with difficulty between hedged areas for wheelchair users to get through to their vehicle.

4. The disabled ramp into the rear of the Town Hall from the Car Park is on a steep slope and there is a sideways leaning slope at the bottom. I have skidded down the ramp and nearly tipped out of my wheelchair on two occasions and will not now use that entrance.

5. It needs to be remodelled as it's too steep as it stands. This is a danger to accompanied and unaccompanied wheelchair users, especially in wet weather and winter. In addition, the access to the Town Hall car park is via a barrier.

6. I am concerned that the arrangements to access the Car Park will not be available to be able to access and exit the Car Park for people with disabilities, without having to leave their vehicle.

With respect to the means of access, Officers are aware that the applicant has a duty to comply with the Equality Act 2010 (Disability) Regulations and the relevant Building Regulations. These legislative regimes are separate from the consideration of the planning application.

The applicant has responded to the objectors concerns that are summarised as follows: -

We note and acknowledge the concerns regarding disability access in terms of concerns about the lack of a kerb, uneven surface, slope etc. and would like to reassure the Council that the accessibility of the building will be looked at in more detail at the Building Regulations stage.

In addition, it is noted that condition 4 requires a scheme of hard and soft landscaping and the car parking and access will be reviewed as part of that scheme.

Additional condition

11) Prior to their first installation, the details below shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

- details, including samples, of the form, colour, and finish of the materials to be used externally on the walls and roofs
- 1:20 or 1:25 setting out elevations for the proposed works, within the context of the existing building, to enable assessment of alignments
- 1:5 details of proposed glazing and cladding junctions, edges and copings.

Reason: To ensure that the character of the NDHA is maintained as a result of the works, in accordance with Policy section 20 of the Bromsgrove District Plan and the NPPF.

23/00683/FUL Town Hall , Walter Stranz Square

No Updates