

Site Plans and Presentations Pack



Planning Committee

Wed 15 Sep
2021
7.00 pm

Council Chamber
Town Hall
Redditch

REDDITCH BOROUGH COUNCIL

*making
a
difference*

www.redditchbc.gov.uk

**If you have any queries on this Agenda please contact
Sarah Sellers**

**Town Hall, Walter Stranz Square, Redditch, B98 8AH
Tel: (01527) 64252 (Ext. 2884)**

e.mail: sarah.sellers@bromsgroveandredditch.gov.uk



Planning

COMMITTEE

Wednesday, 15th September,
2021

7.00 pm

Council Chamber Town Hall

Agenda

Membership:

Cllrs:

Michael Chalk (Chair)
Julian Grubb (Vice-Chair)
Imran Altaf
Karen Ashley
Tom Baker-Price

Aled Evans
Andrew Fry
Gemma Monaco
Timothy Pearman

- 5.** Application 21/00444/FUL - The Alexandra Hospital Woodrow Drive Redditch B98 7UB - Mr Lewin (Pages 1 - 8)
- 6.** Application 21/00195/FUL - Land South Of Astwood Lane Feckenham Redditch B96 6HP - Mr Michael Fletcher (Statkraft UK LTD) (Pages 9 - 34)
- 7.** Application 21/01170/OUT - Land adjacent to 46 Badger Close Winyates West Redditch B98 0JE - Redditch Borough Council (Pages 35 - 42)
- 8.** Application 21/01056/FUL - Unit 2 Millsborough House Ipsley Street Smallwood Redditch B98 7AL - Mr D Clarke (Pages 43 - 56)
- 9.** Application 21/00148/FUL - 1 Blackstitch Lane Redditch B97 5TE - Mr Nick Bennett (Pages 57 - 64)
- 10.** Application 21/00973/FUL - 17 Howard Road, Redditch, B98 7SH - Mr Steve Bennett (Pages 65 - 78)

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Planning Committee

Wednesday 15th September 2021

21/00444/FUL

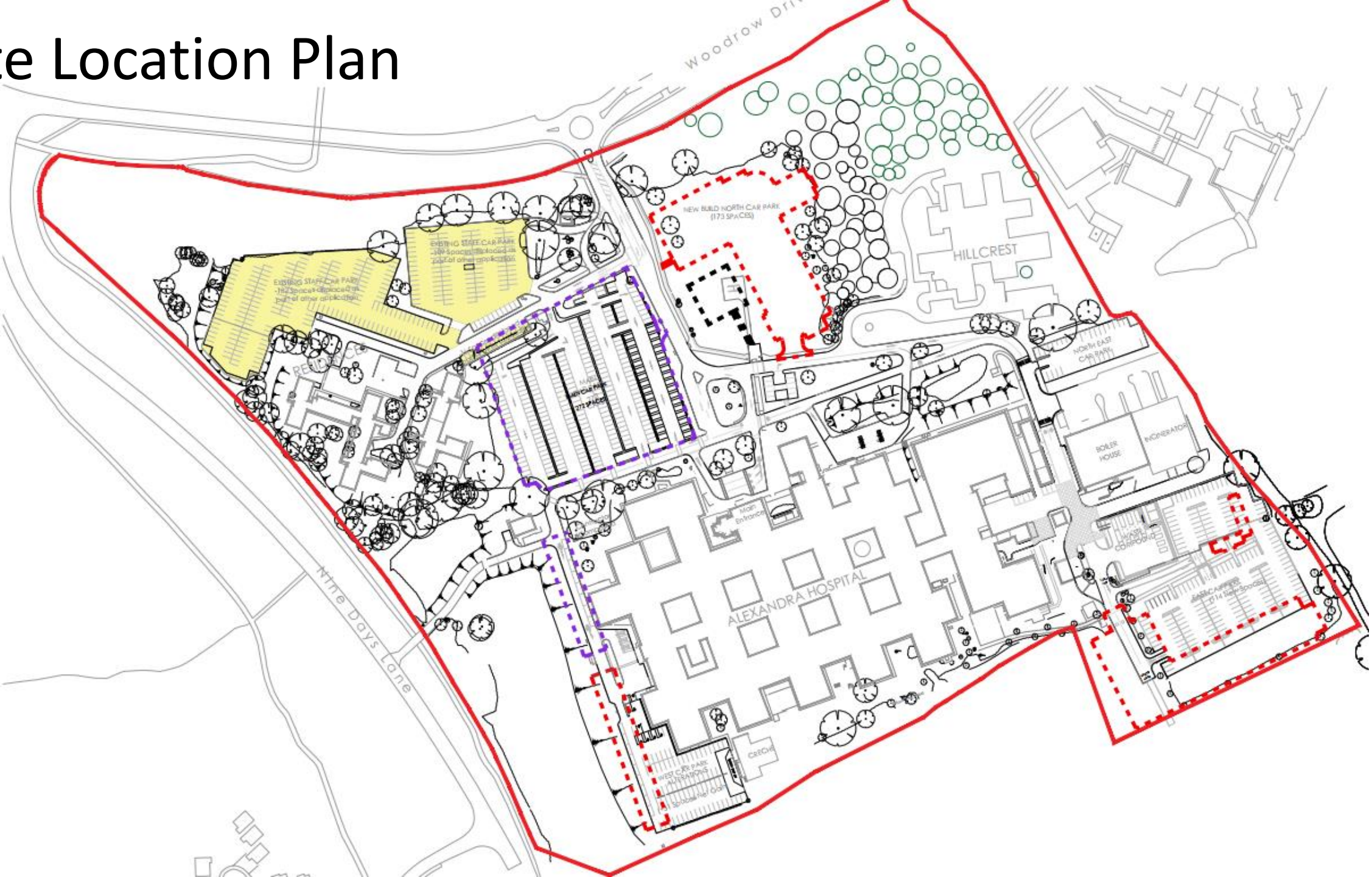
The Alexandra Hospital, Woodrow Drive, Redditch,
Worcestershire

B98 7UB

Proposal: Creation of 2 new staff car parks and demolition of 2 existing staff car parks, plus creation of some additional infill car parking spaces around the trust site and repositioning of helipad

Recommendation: Grant subject to conditions

Site Location Plan



Aerial View



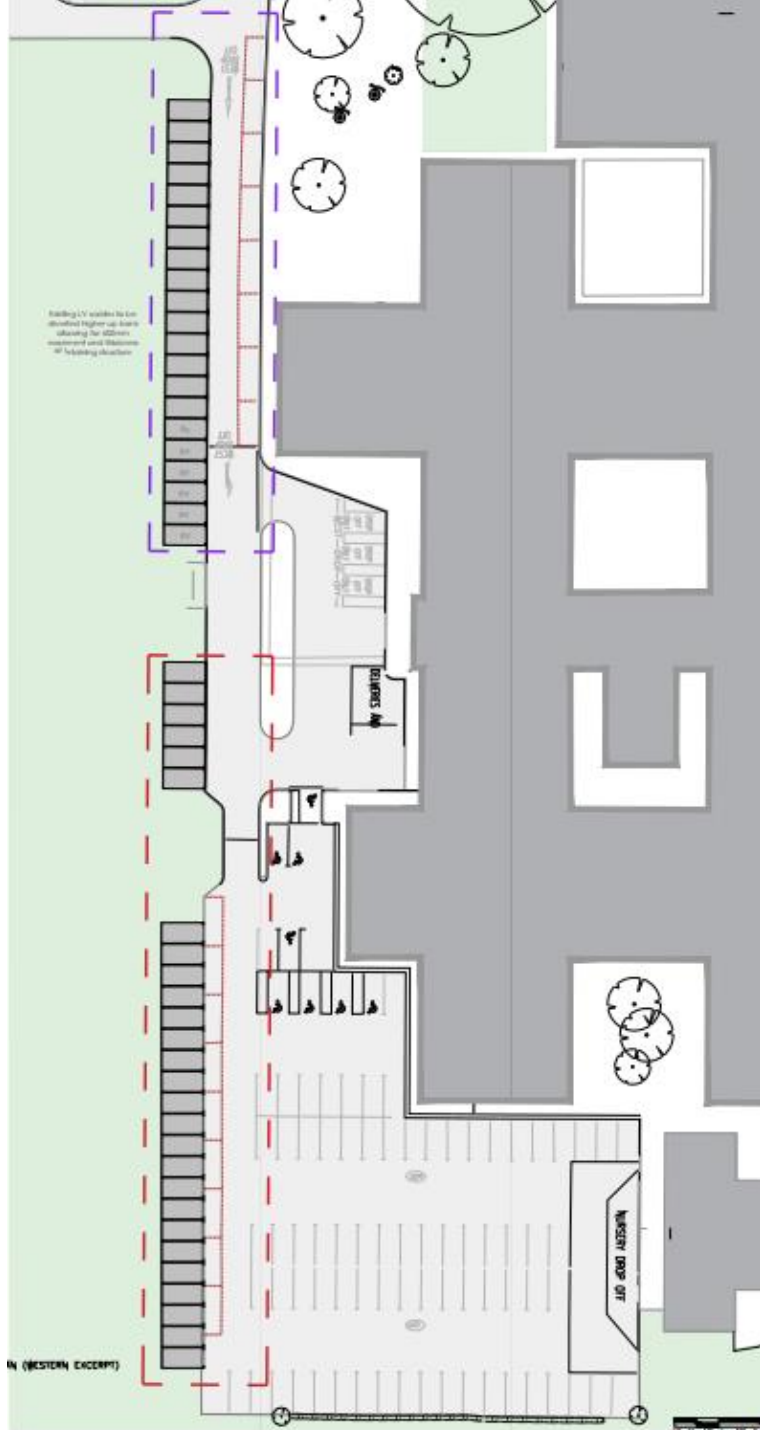
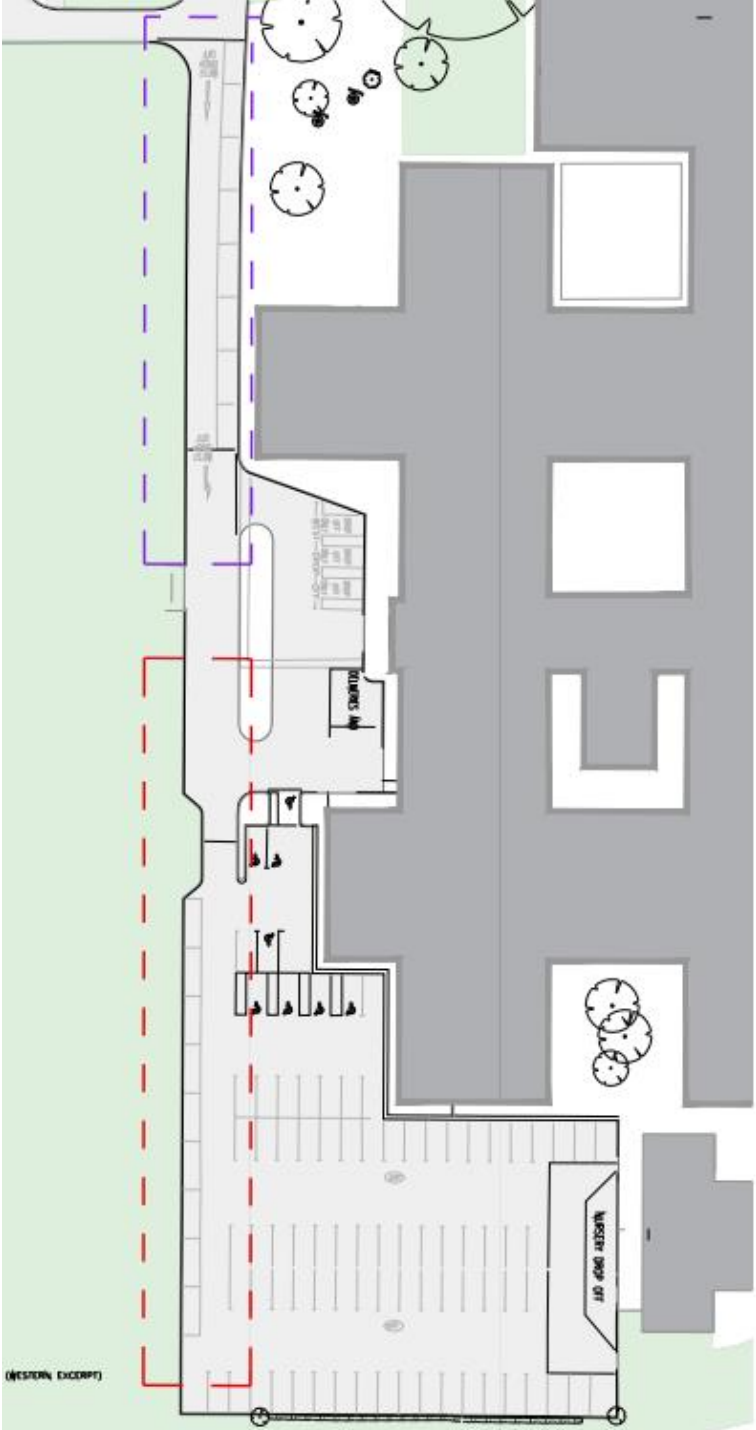
Proposed north car park and helipad



Proposed south east car park extension



Existing and Proposed South west car parking spaces



Reordered public car parking spaces



21/00195/FUL

Land South Of, Astwood Lane, Feckenham,
Redditch, Worcestershire, B96 6HP

Construction of a Greener Grid Park comprising
energy storage and grid balancing equipment,
along with associated infrastructure,
landscaping and access.

Recommendation: Grant subject to conditions

Site Location Plan



Local Plan Allocation Map



Key

Green Belt
(Policy 8 Green Belt)

Satellite View



Application Site Context

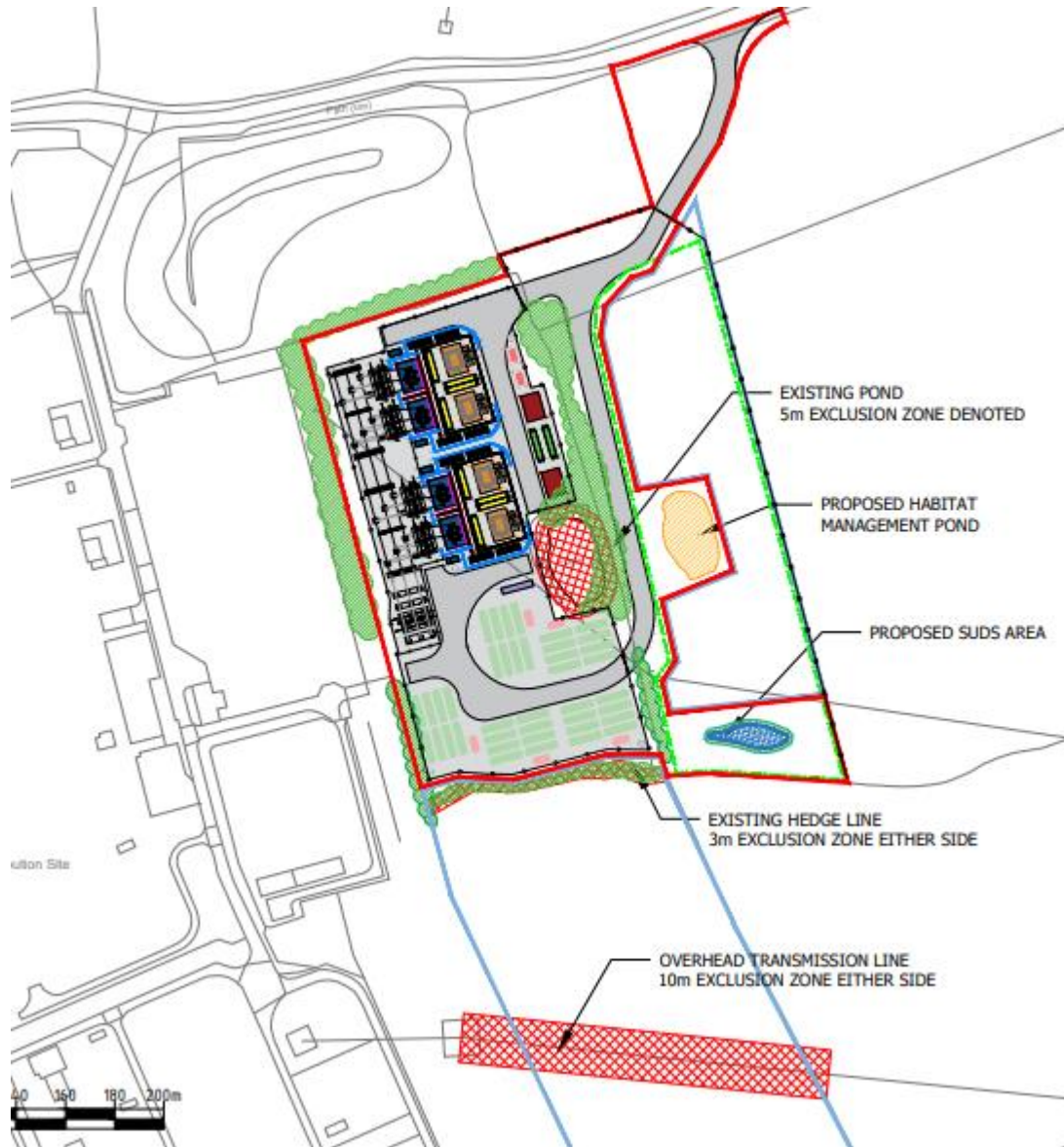






















Constraints Plan

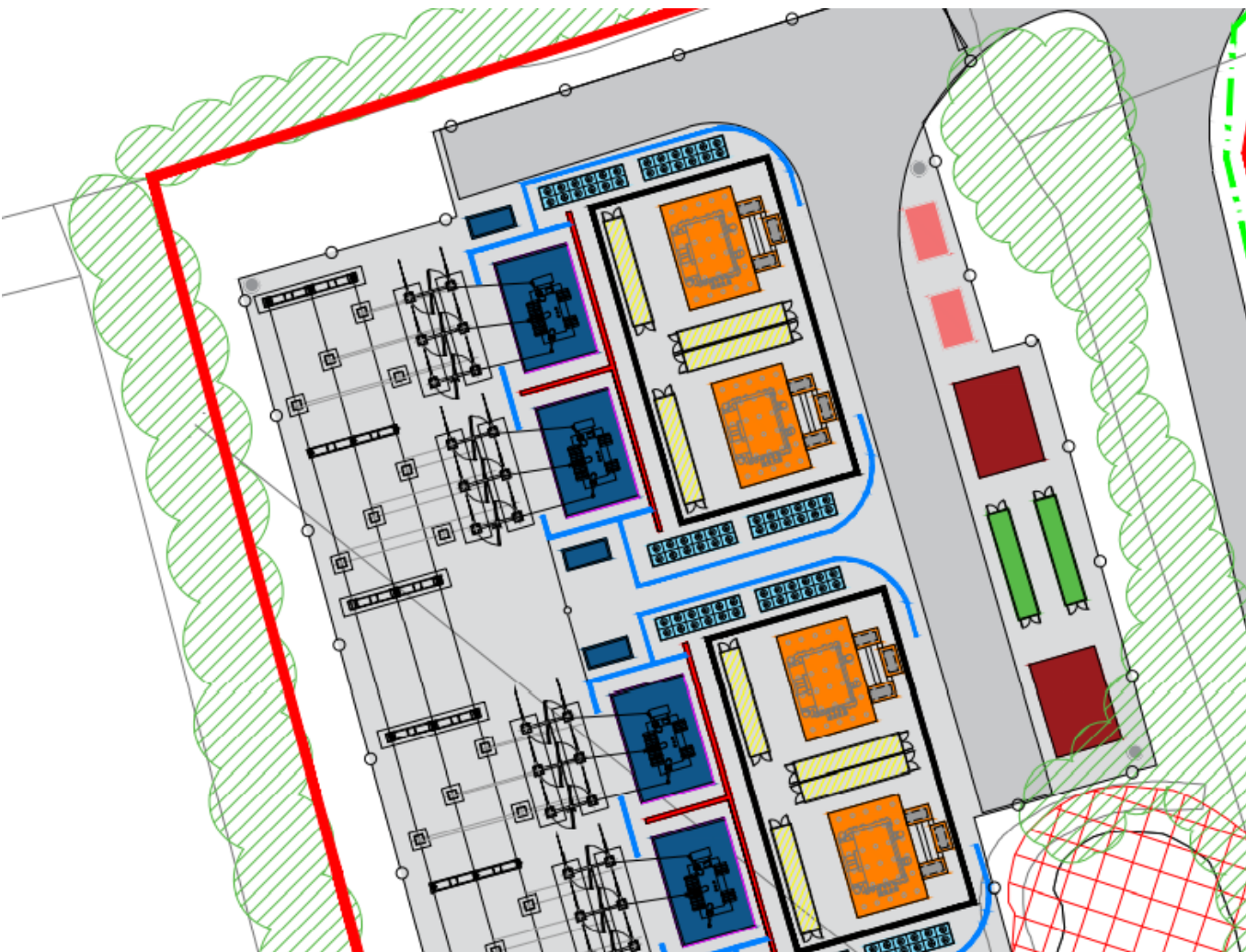


- Planning Application Boundary
- 1 km Buffer of Grid Connection
- National Grid Substation
- Scheduled Monuments
- Conservation Area
- Site of Special Scientific Interest
- Special Wildlife Site
- Existing Hedgerow
- Greenbelt
- Woodland and 10 m Buffer
- 9 m Buffer of 66 kV Overhead Line
- 14 m Buffer of 275/400 kV
- 10 m Buffer of Public Right of Way
- 10 m Buffer of Hydrological feature
- 10 m Buffer of Road
- 100 m Buffer of Cultural Heritage Asset
- 100 m Buffer of Residential Dwelling
- Flood Zone 2
- Flood Zone 3
- Bridleway
- Footpath
- 33 kV Substation
- Residential Dwelling
- Grade I Listed Building
- Grade II* Listed Building
- Grade II Listed Building

Proposed Site Layout



-  3.4m HIGH PALISADE FENCE
-  1.6 m STOCK PROOF FENCE
-  BATTERY (12.9m x 2.44m x 2.59m)
-  INVERTER (6.1m x 2.44m x 2.59m)
-  TRANSFORMERS WITH 7.0M HIGH CONNECTING BUS BARS
-  LV SWITCH HOUSE (7.5m x 9.1m x 3.5m)
-  FIRE WALL (0.5m x 10.0m)
-  BUILDING (20.7m x 36.7m x 10.0m TO ROOF PITCH)
-  E-HOUSE (ENCLOSED IN BUILDING 20.7m x 36.7m x 10.0m TO ROOF PITCH)
-  ENERGY MANAGEMENT SYSTEM (ENCLOSED IN BUILDING 20.7m x 36.7m x 10.0m TO ROOF PITCH)
-  COOLER (9.6m x 2.4m x 2.5m)
-  PROPOSED ROADS
-  EMERGENCY BACK UP DIESEL GENERATOR (6.1m x 3.6m x 2.9m)
-  COMMS HOUSE (12.19m x 2.44m x 2.59m)
-  6m SECURITY COLUMN
-  4m HIGH WALL
-  HABITAT MANAGEMENT AREA
-  WELFARE FACILITIES (12.9m x 2.44m x 2.59m)
-  CRUSHED AGGREGATE
-  INDICATIVE EXISTING VEGETATION



- 3.4m HIGH PALISADE FENCE
- 1.6 m STOCK PROOF FENCE
- BATTERY (12.9m x 2.44m x 2.59m)
- INVERTER (6.1m x 2.44m x 2.59m)
- TRANSFORMERS WITH 7.0M HIGH CONNECTING BUS BARS
- LV SWITCH HOUSE (7.5m x 9.1m x 3.5m)
- FIRE WALL (0.5m x 10.0m)
- BUILDING (20.7m x 36.7m x 10.0m TO ROOF PITCH)
- E-HOUSE (ENCLOSED IN BUILDING 20.7m x 36.7m x 10.0m TO ROOF PITCH)
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- EMERGENCY BACK UP DIESEL GENERATOR (6.1m x 3.6m x 2.9m)
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- 4m HIGH WALL
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- WELFARE FACILITIES (12.9m x 2.44m x 2.59m)
- CRUSHED AGGREGATE
- INDICATIVE EXISTING VEGETATION



Proposed Access Junction



[illegible]

Species	Height	Specification	Density
<i>Salix cinerea</i>	150-175cm	Feather :SR	
<i>Sorbus aucuparia</i>	150-175cm	Feather :SR	

Native Species Woodland and Scrub Mix

Species	Height	Specification	Density
<i>Acer campestre</i>	60-80cm	1+1 :Transplant :SR	0.2/m ²
<i>Alnus glutinosa</i>	60-80cm	1+1 :Transplant :SR	0.2/m ²
<i>Corylus avellana</i>	60-80cm	1+1 :Transplant :SR	0.2/m ²
<i>Crataegus monogyna</i>	60-80cm	1+1 :Transplant :SR	0.2/m ²
<i>Malus sylvestris</i>	60-80cm	1+1 :Transplant :SR	0.2/m ²
<i>Prunus spinosa</i>	60-80cm	1+1 :Transplant :SR	0.2/m ²
<i>Quercus robur</i>	60-80cm	1+1 :Transplant :SR	0.2/m ²
<i>Salix cinerea</i>	60-80cm	1+1 :Transplant :SR	0.2/m ²
<i>Salix fragilis</i>	60-80cm	1+1 :Transplant :SR	0.2/m ²
<i>Sorbus aucuparia</i>	60-80cm	1+1 :Transplant :SR	0.2/m ²

280 No.

Native Species Woodland Screening Mix

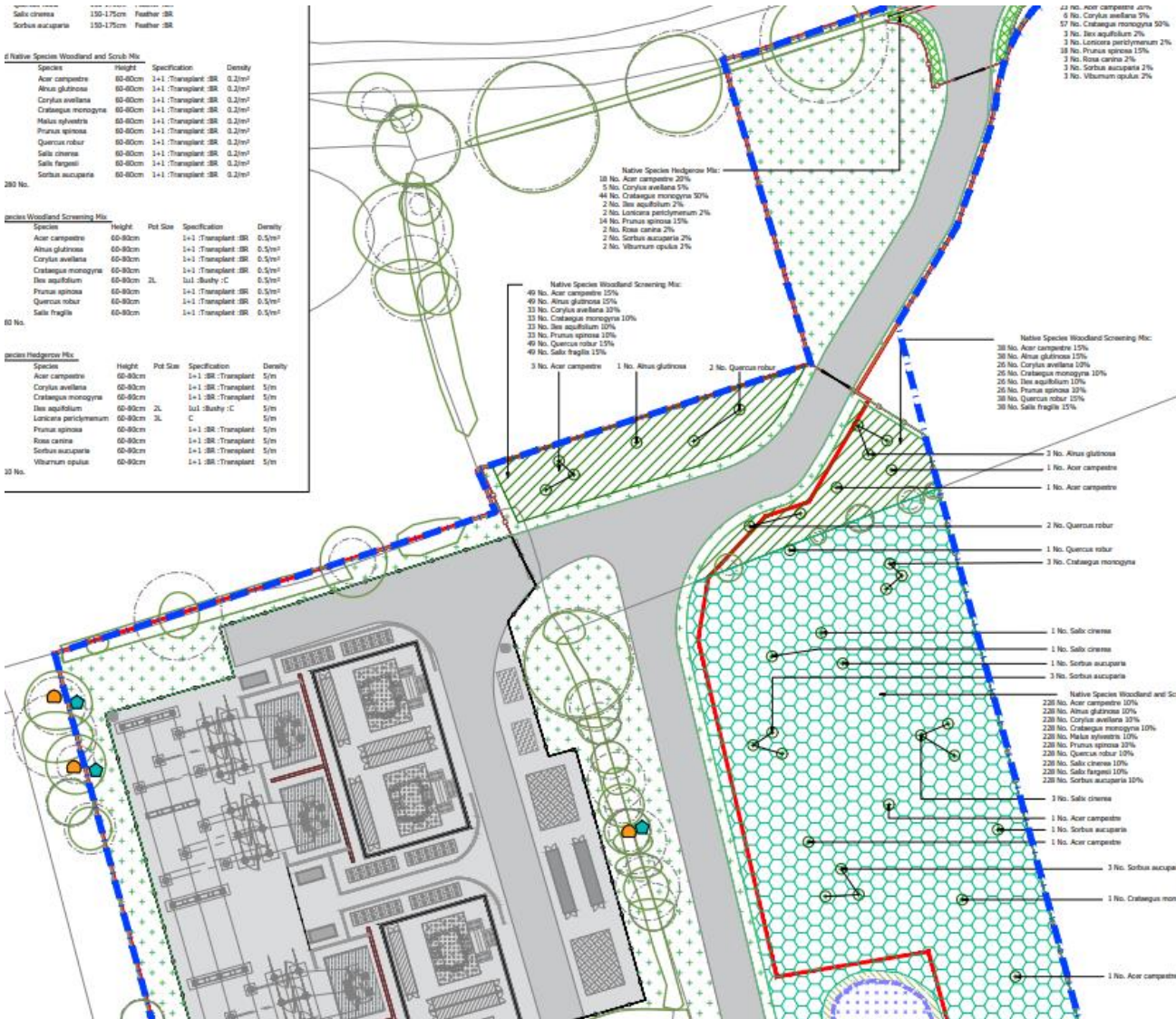
Species	Height	Specification	Density
<i>Acer campestre</i>	60-80cm	1+1 :Transplant :SR	0.5/m ²
<i>Alnus glutinosa</i>	60-80cm	1+1 :Transplant :SR	0.5/m ²
<i>Corylus avellana</i>	60-80cm	1+1 :Transplant :SR	0.5/m ²
<i>Crataegus monogyna</i>	60-80cm	1+1 :Transplant :SR	0.5/m ²
<i>Ilex aquifolium</i>	60-80cm	2L	3+1 :Bushy :C
<i>Prunus spinosa</i>	60-80cm	1+1 :Transplant :SR	0.5/m ²
<i>Quercus robur</i>	60-80cm	1+1 :Transplant :SR	0.5/m ²
<i>Salix fragilis</i>	60-80cm	1+1 :Transplant :SR	0.5/m ²

60 No.

Native Species Hedgerow Mix

Species	Height	Specification	Density
<i>Acer campestre</i>	60-80cm	1+1 :SR :Transplant	5/m
<i>Corylus avellana</i>	60-80cm	1+1 :SR :Transplant	5/m
<i>Crataegus monogyna</i>	60-80cm	1+1 :SR :Transplant	5/m
<i>Ilex aquifolium</i>	60-80cm	2L	3+1 :Bushy :C
<i>Lonicera periclymenum</i>	60-80cm	3L	C
<i>Prunus spinosa</i>	60-80cm	1+1 :SR :Transplant	5/m
<i>Rosa canina</i>	60-80cm	1+1 :SR :Transplant	5/m
<i>Sorbus aucuparia</i>	60-80cm	1+1 :SR :Transplant	5/m
<i>Viburnum opulus</i>	60-80cm	1+1 :SR :Transplant	5/m

10 No.



EXISTING FEATURES



Existing Tree/vegetation to be Retained
For details refer to existing tree survey



RPA (Root Protection Area)



Existing Vegetation to be Removed

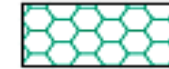


Existing Pond to be Retained

PROPOSED FEATURES



Proposed Native Species Woodland Screening Planting
Total Area: 1153m²



Proposed Native Species Woodland and Scrub Mix
Total Area: 10244m²



Proposed Specimen Tree Planting



Proposed Native Species Hedgerow Mix
Total: 39m



Proposed Existing Grassland Retained



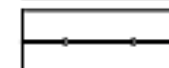
Proposed Pond Edge Mixture:
Emorsgate EP1
(Containing Hemp Agrimony and Common Fleabane)
Total Area: 352m²
Sown at a rate: 4g per m² (40kg per ha)



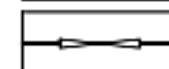
Proposed Bird Boxes



Proposed Bat Boxes



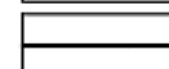
Proposed 3.4m High Security Fencing



Proposed Site Access Gate



Proposed Stock Proof Fencing
(2 m high timber post and wire)



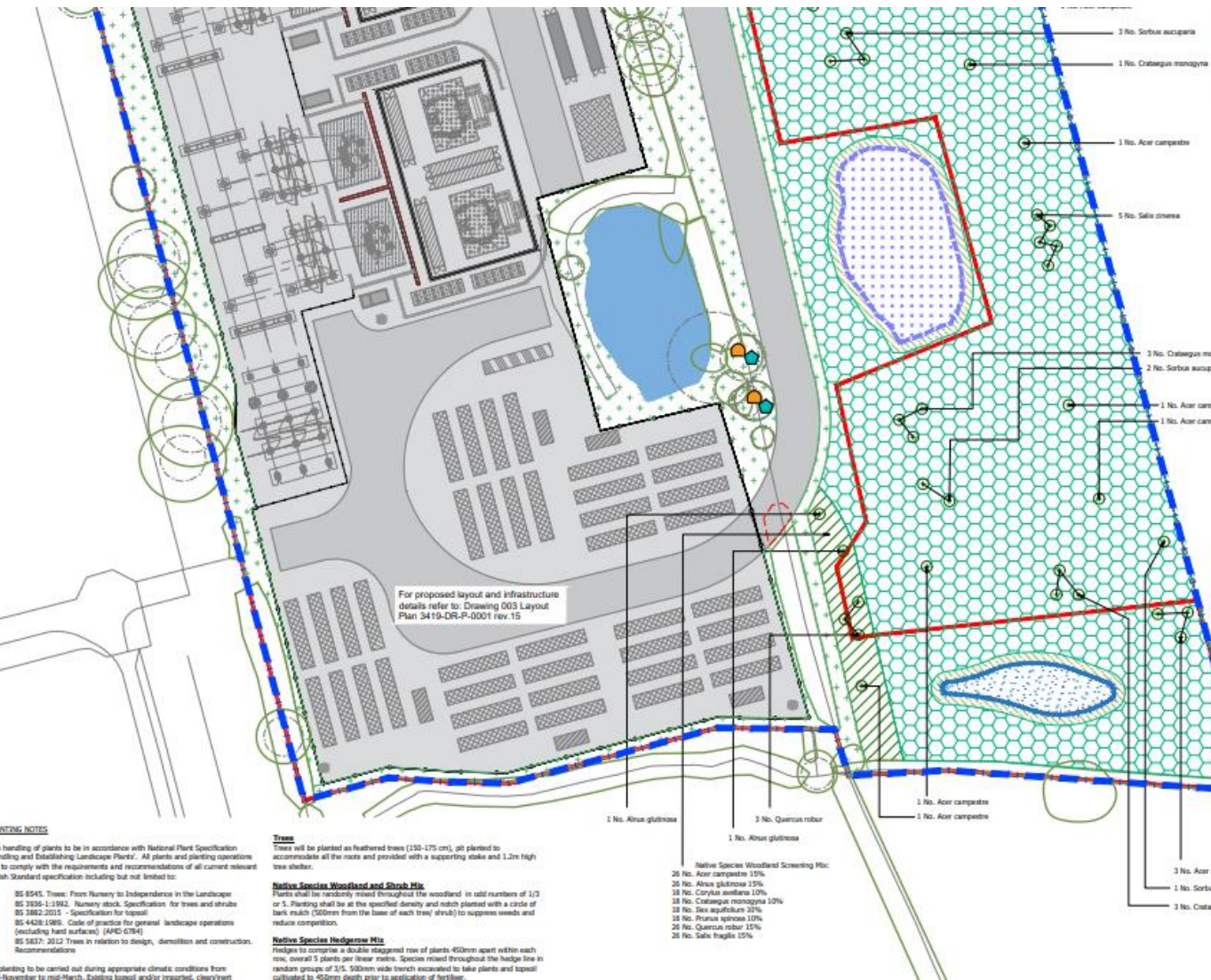
Proposed Gate



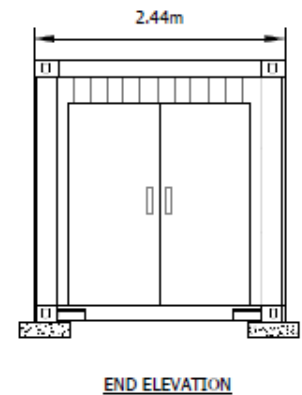
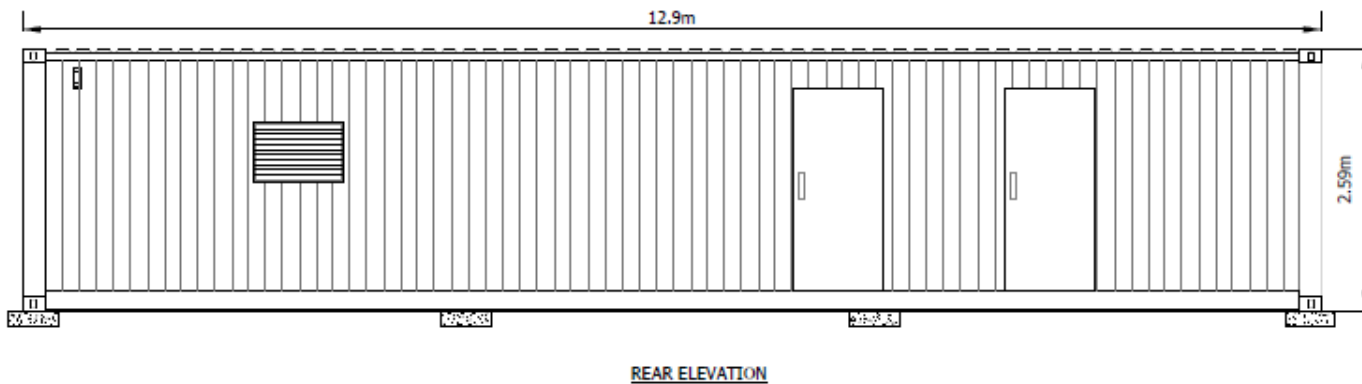
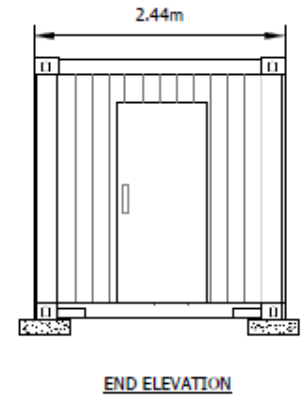
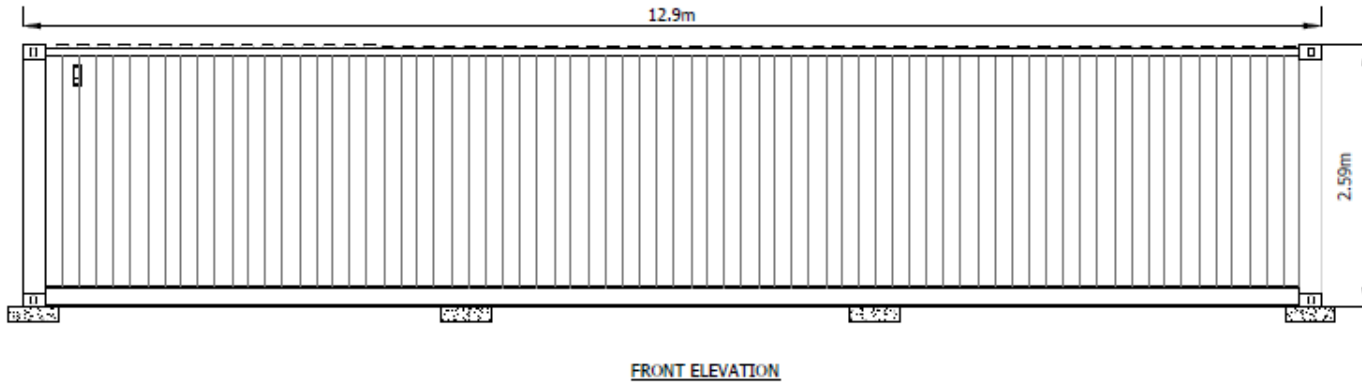
Proposed SUDS Area
Total Area: 190m²



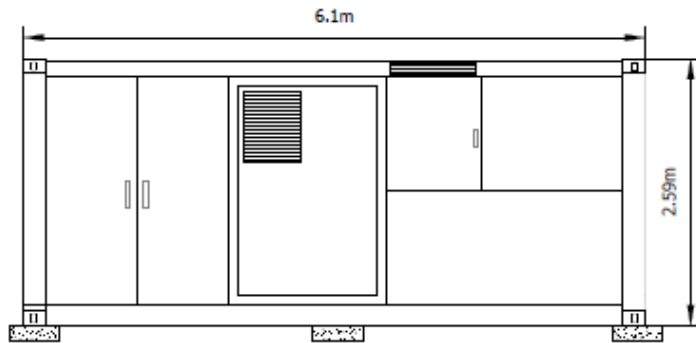
Proposed Habitat Management Pond
Total Area: 507.2m²



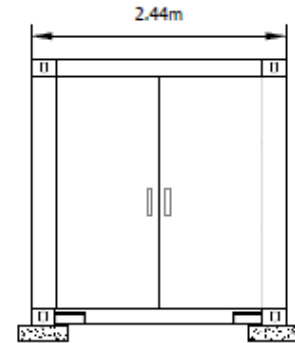
Battery Container



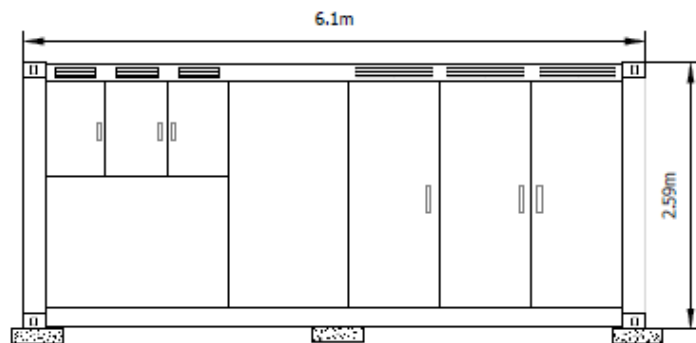
Inverter Units



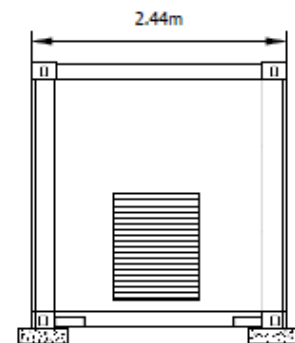
FRONT ELEVATION



END ELEVATION

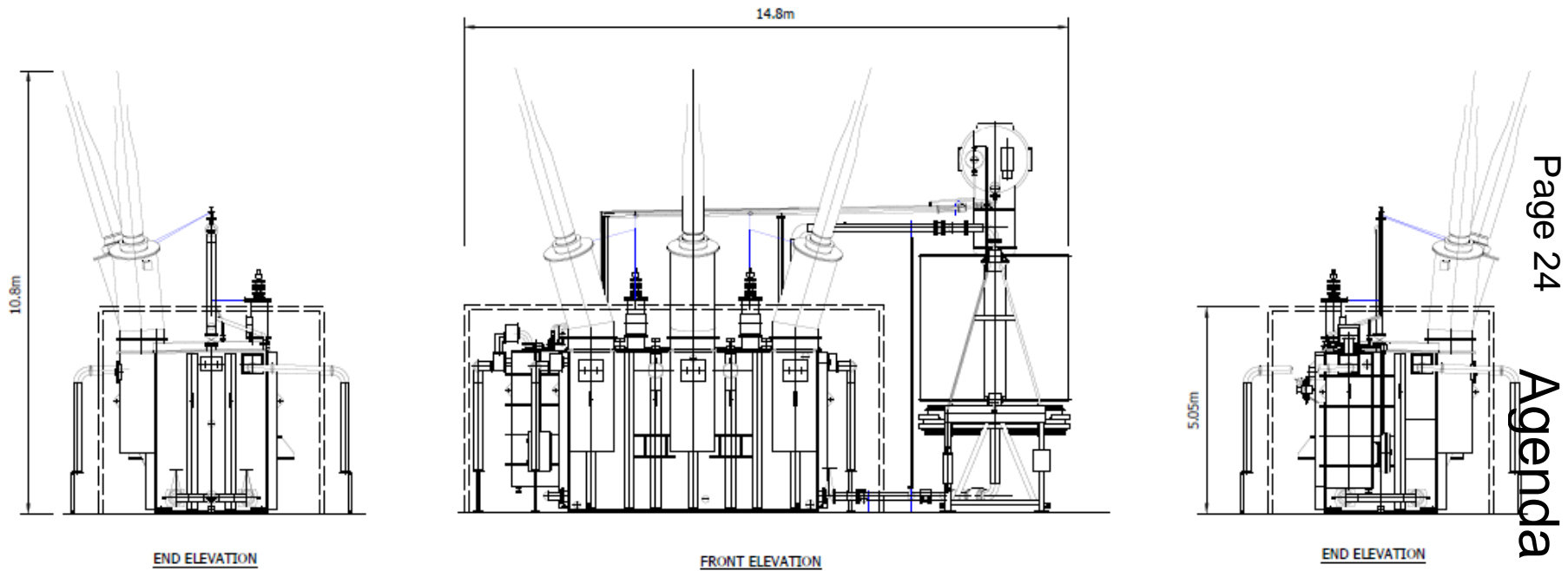


REAR ELEVATION

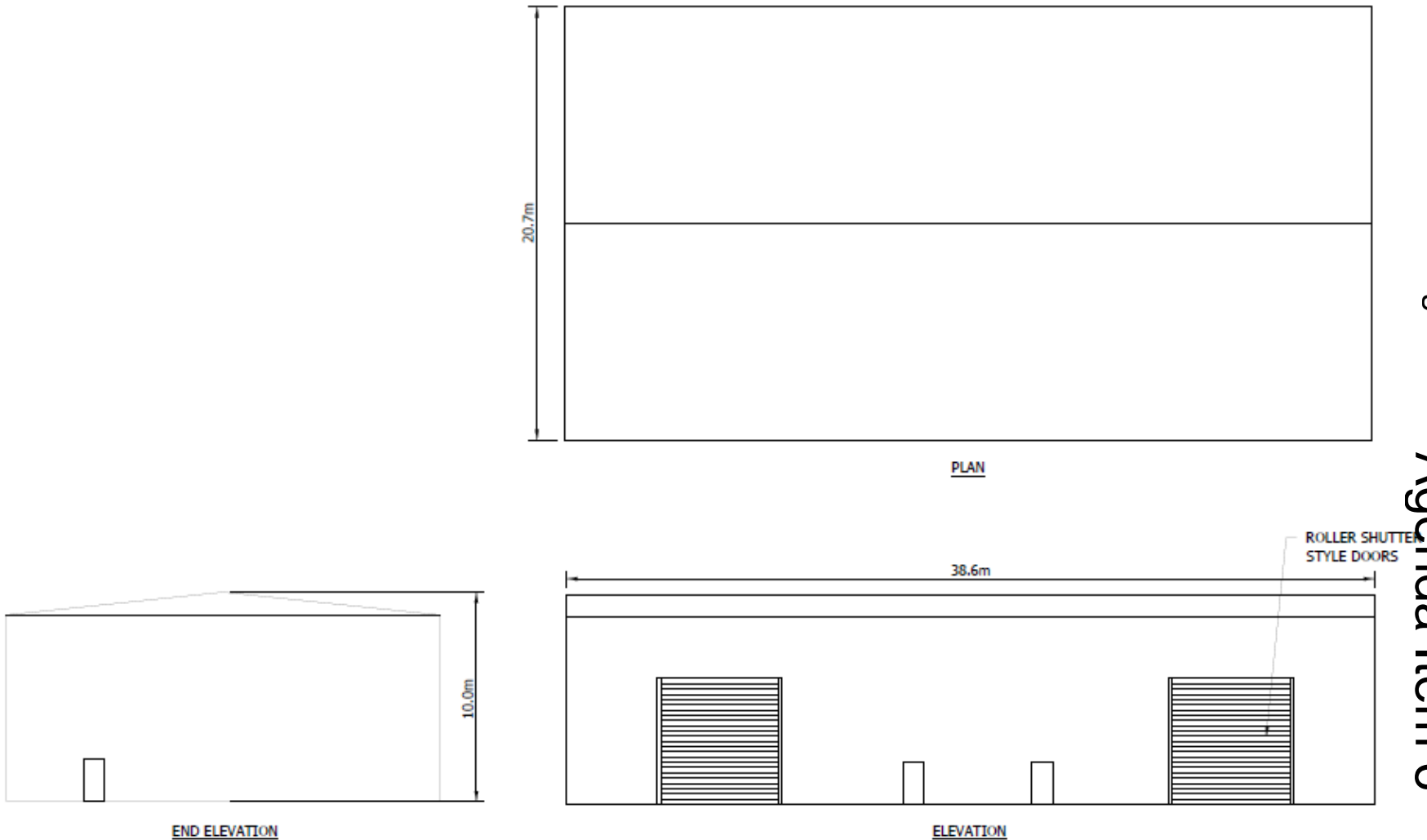


END ELEVATION

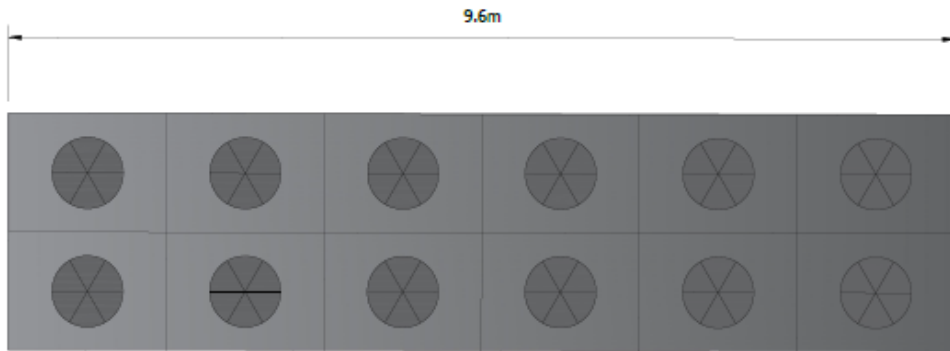
Transformers



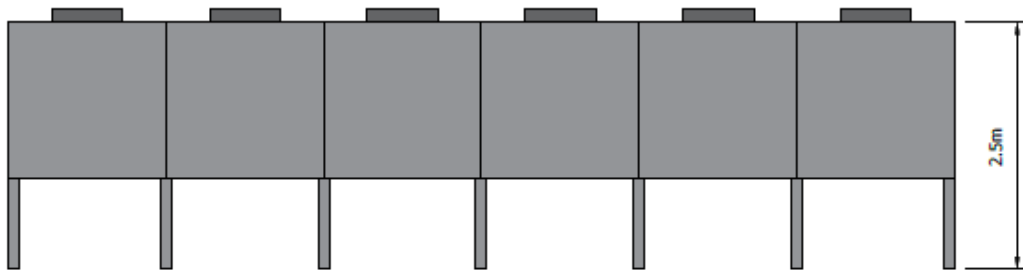
Energy Management Building



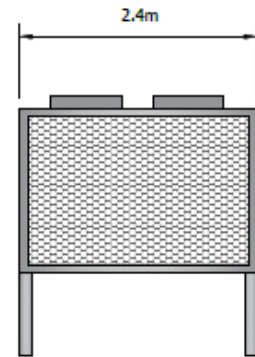
Coolers



PLAN

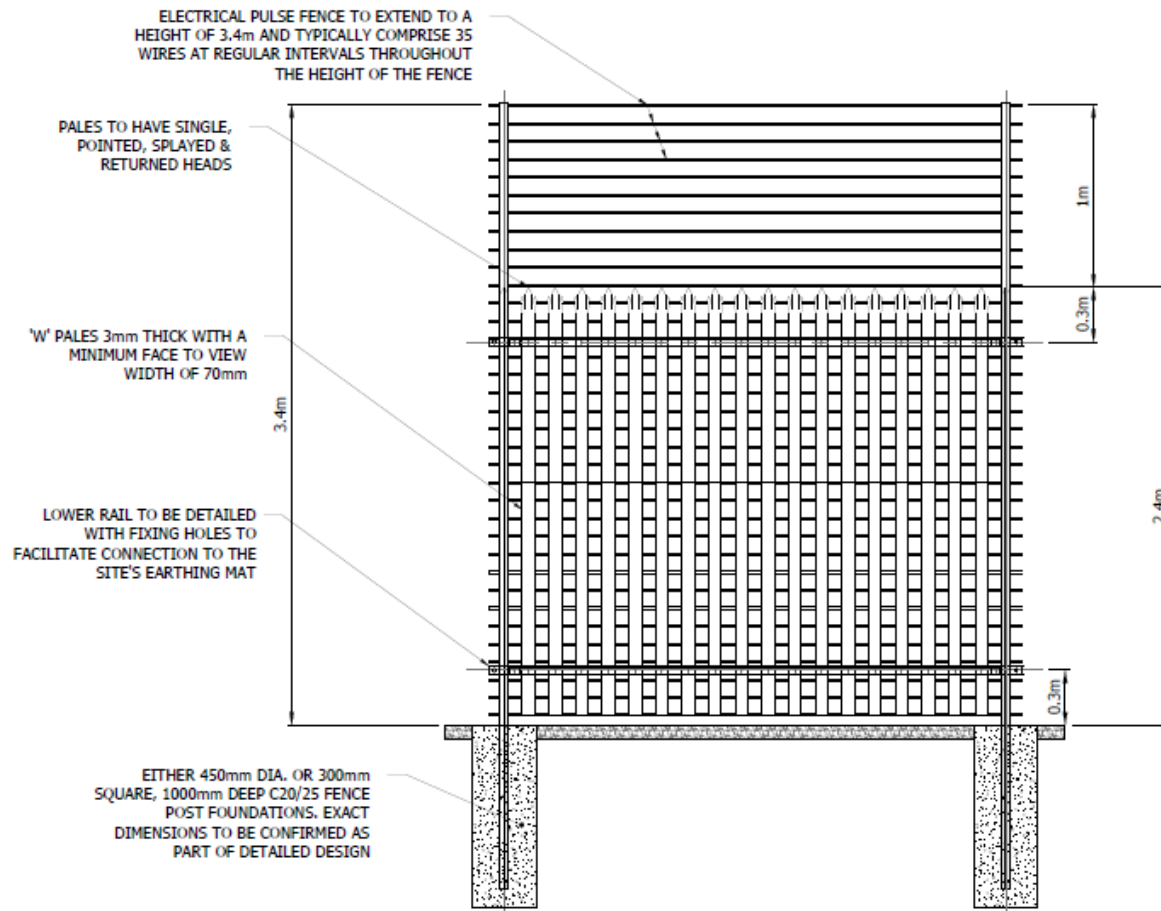


ELEVATION

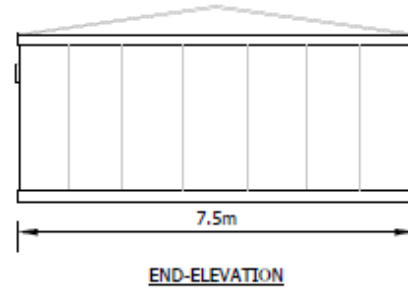
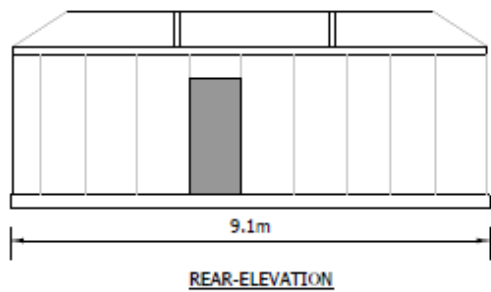
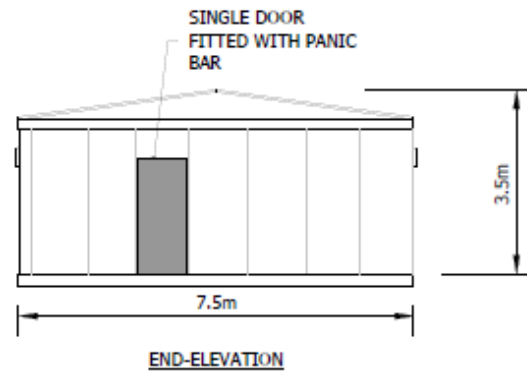
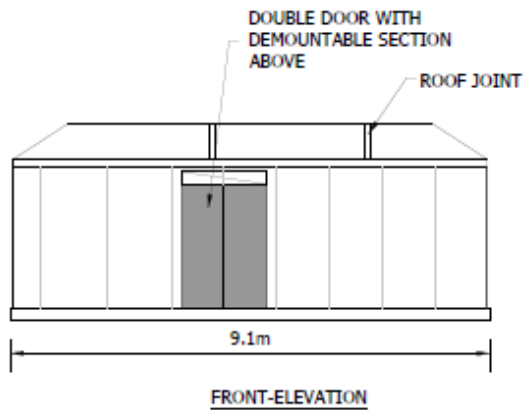


END ELEVATION

Fencing



Switch Houses



Viewpoint 1: Bridleway RD-786, Looking West



Viewpoint 2: Bridleway RD-786, Looking Northwest



Photomontage Showing Proposed Development - No mitigation



Photomontage Showing Proposed Development - Mitigation Year 15

Viewpoint 3: Bridleway RD-787, near Shurnock Court, Looking North-West



Viewpoint 4: Astwood Lane and permissive footpath, Looking South

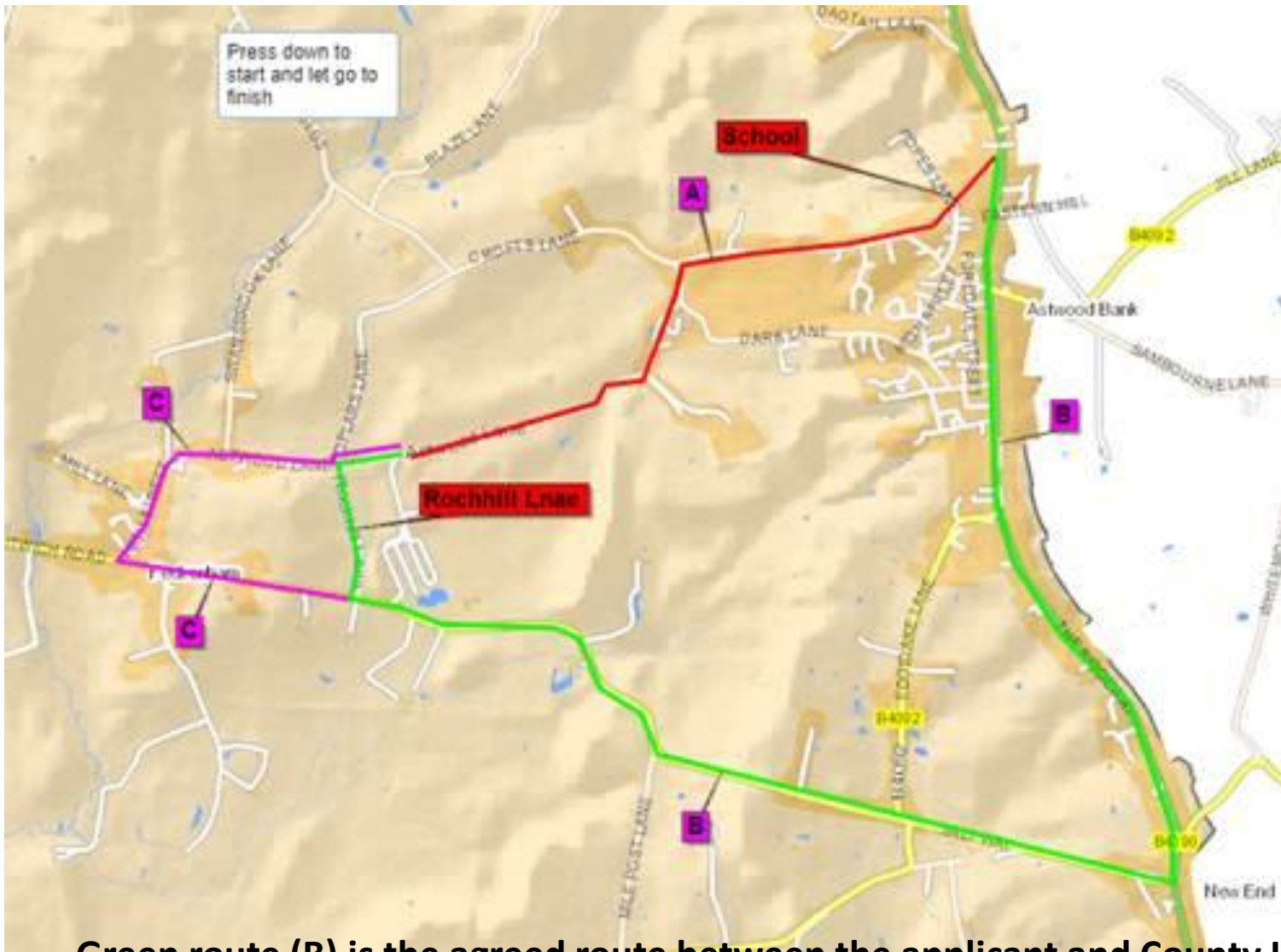


Photomontage Showing Proposed Development - No mitigation



Photomontage Showing Proposed Development - Mitigation Year 15

Proposed HGV Routing Plan



**Green route (B) is the agreed route between the applicant and County Highways
Plan produced by County Highways**

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21/01170/OUT

Land adjacent to 46 Badger Close, Winyates West,
Redditch, B98 0JE

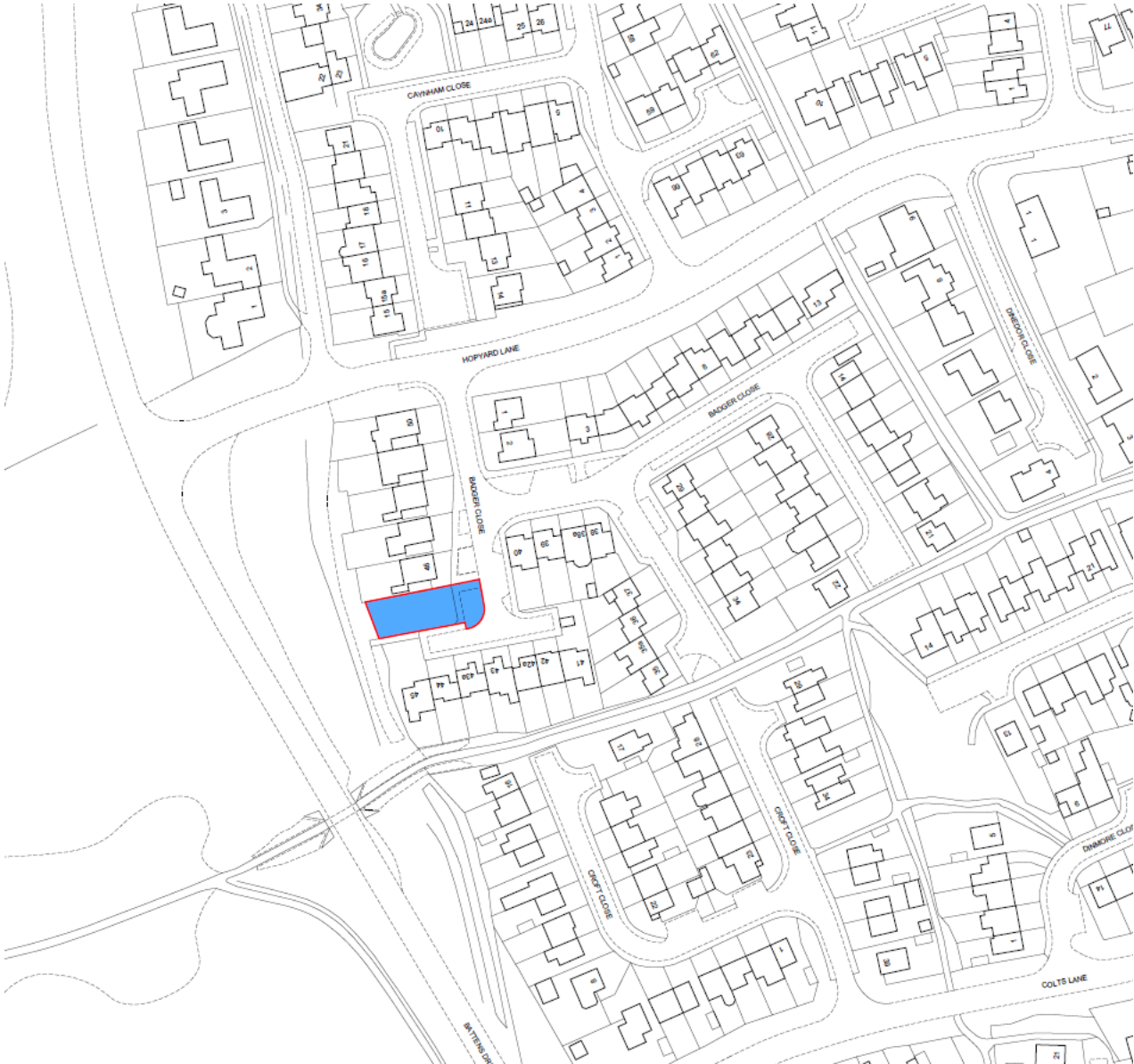
Outline application (all matters reserved for
subsequent consideration) for the erection of 1 No. 2
Bed bungalow

Recommendation: grant subject to conditions

Satellite View



Site Location



Planning Policy Land Designation



View looking South



View looking north



View looking west



Indicative Site Layout



21/01056/FUL

Unit 2, Millsborough House, Ipsley Street, Smallwood,
Redditch, B98 7AL

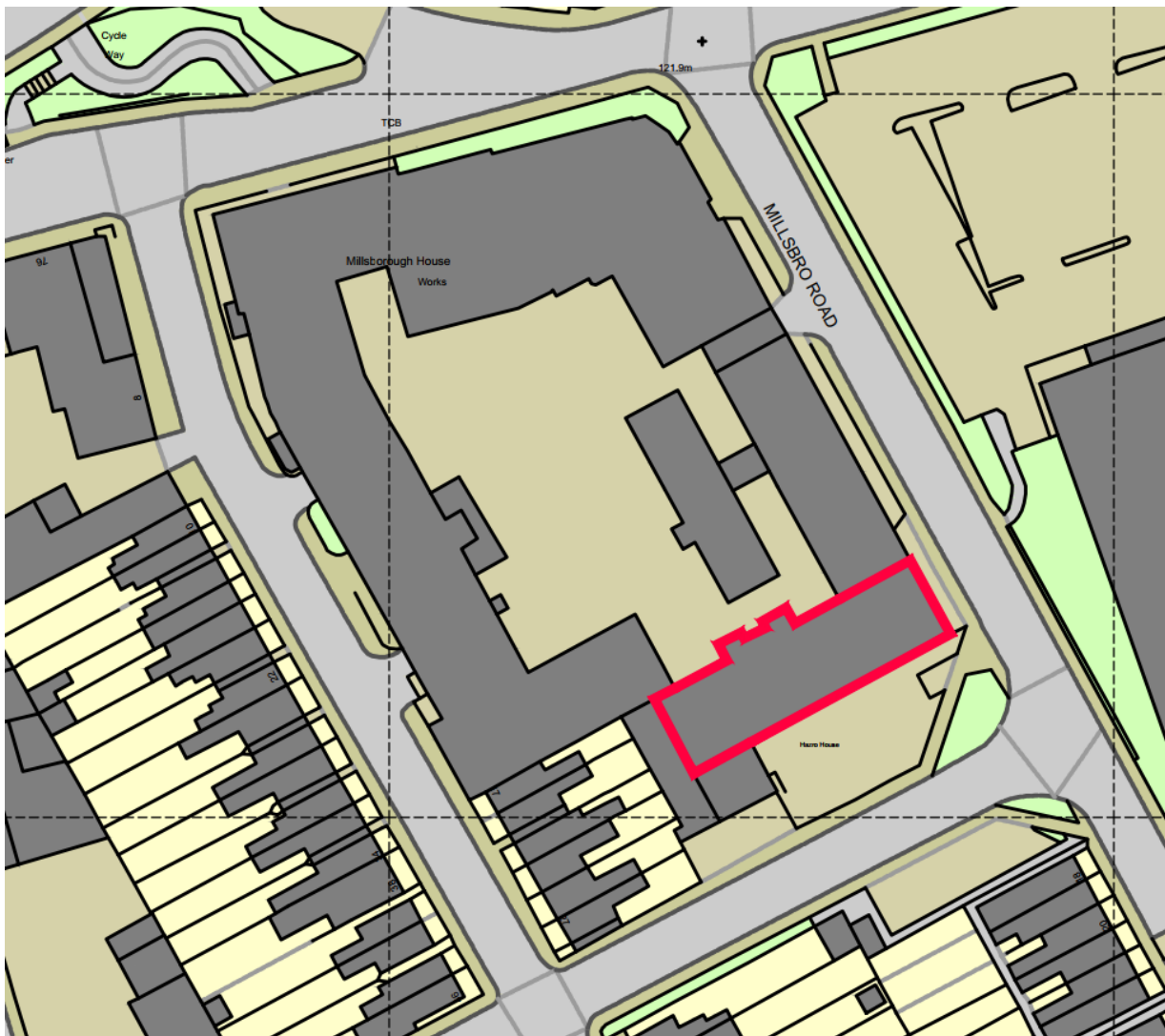
9no New Dwellings, built over 2 Storeys over existing
roof of Unit 2

Recommendation: Refusal

Satellite View



Site Location



Local Plan extract



View looking north prior to window replacement



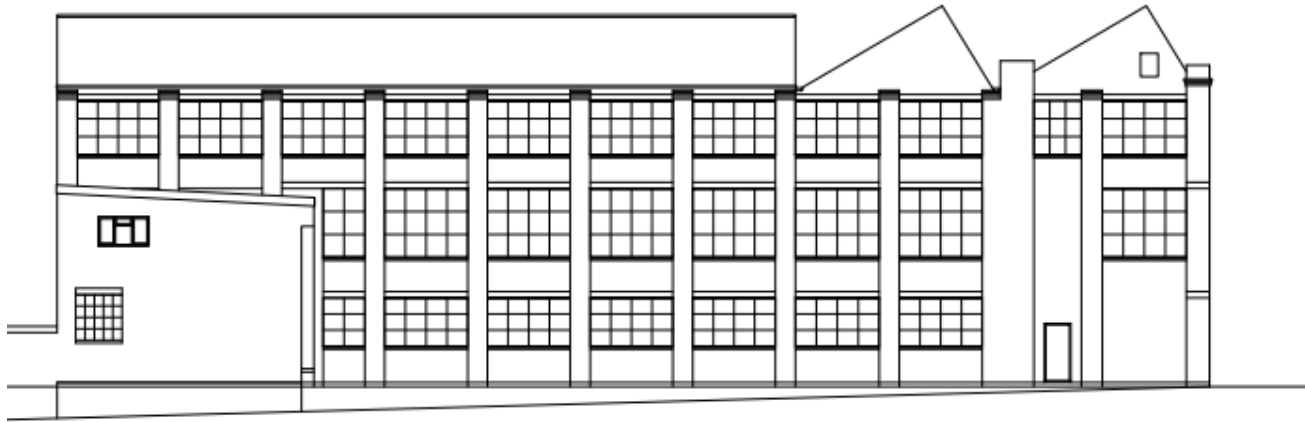
View of Unit 2 looking north, post window replacement



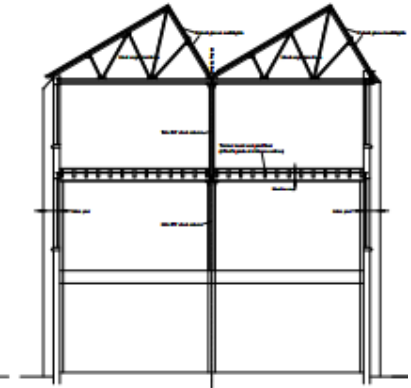
View from Millsborough Rd



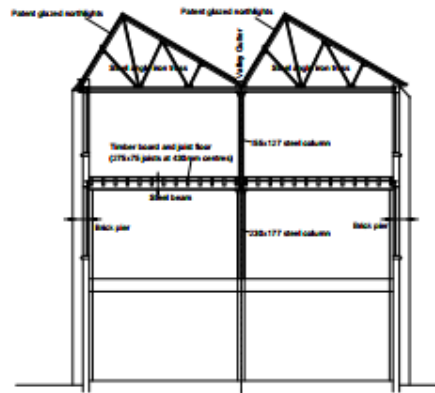
Existing elevations



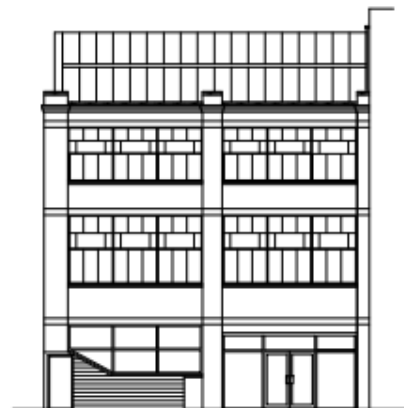
Existing Elevation to Summer Street



Existing Section



Existing Section



Existing Front Elevation (Millsborough Road)

revisions

This drawing should not be scaled from and written dimensions must only be taken from this drawing. All dimensions must be checked on site and any discrepancies must be reported to the architect / contract administration before proceeding.

REV NOTE

Existing elevations

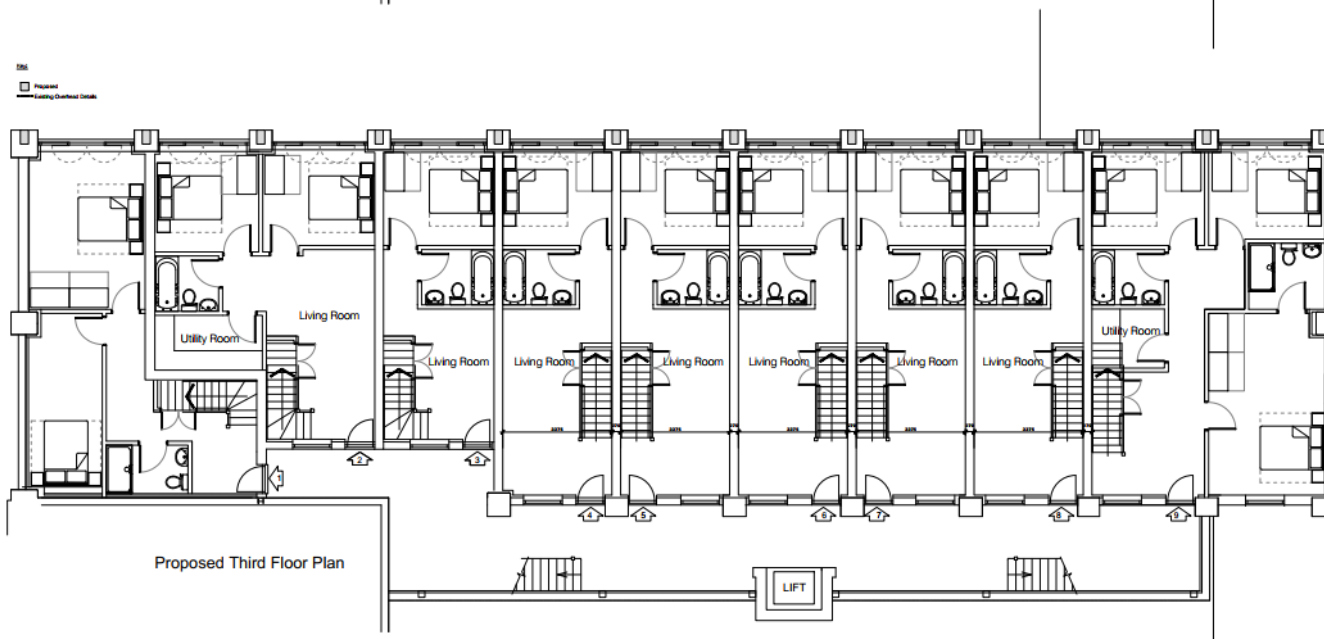


Existing Side Elevation



Existing Elevation to Internal Courtyard

Existing and proposed levels

Page 52
Agenda Item 8

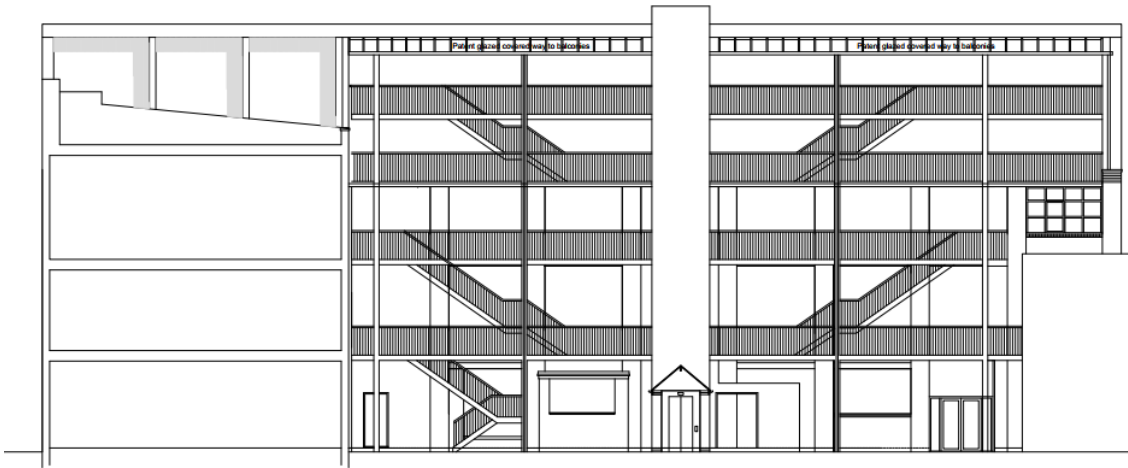
Proposed elevations to Summer St and Millsborough Rd



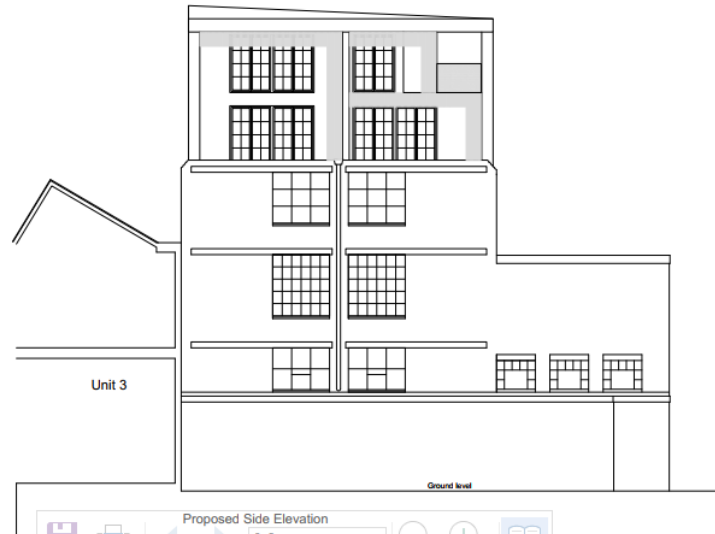
Proposed Elevation 1 to Summer Street



Proposed side elevation and courtyard elevation



Proposed Elevation 3 to Internal Courtyard
Showing access balconies



Unit 3

Ground level

Proposed Side Elevation

Images submitted by applicant



View from Summer Street

Ashleigh Works 'saw tooth' roof



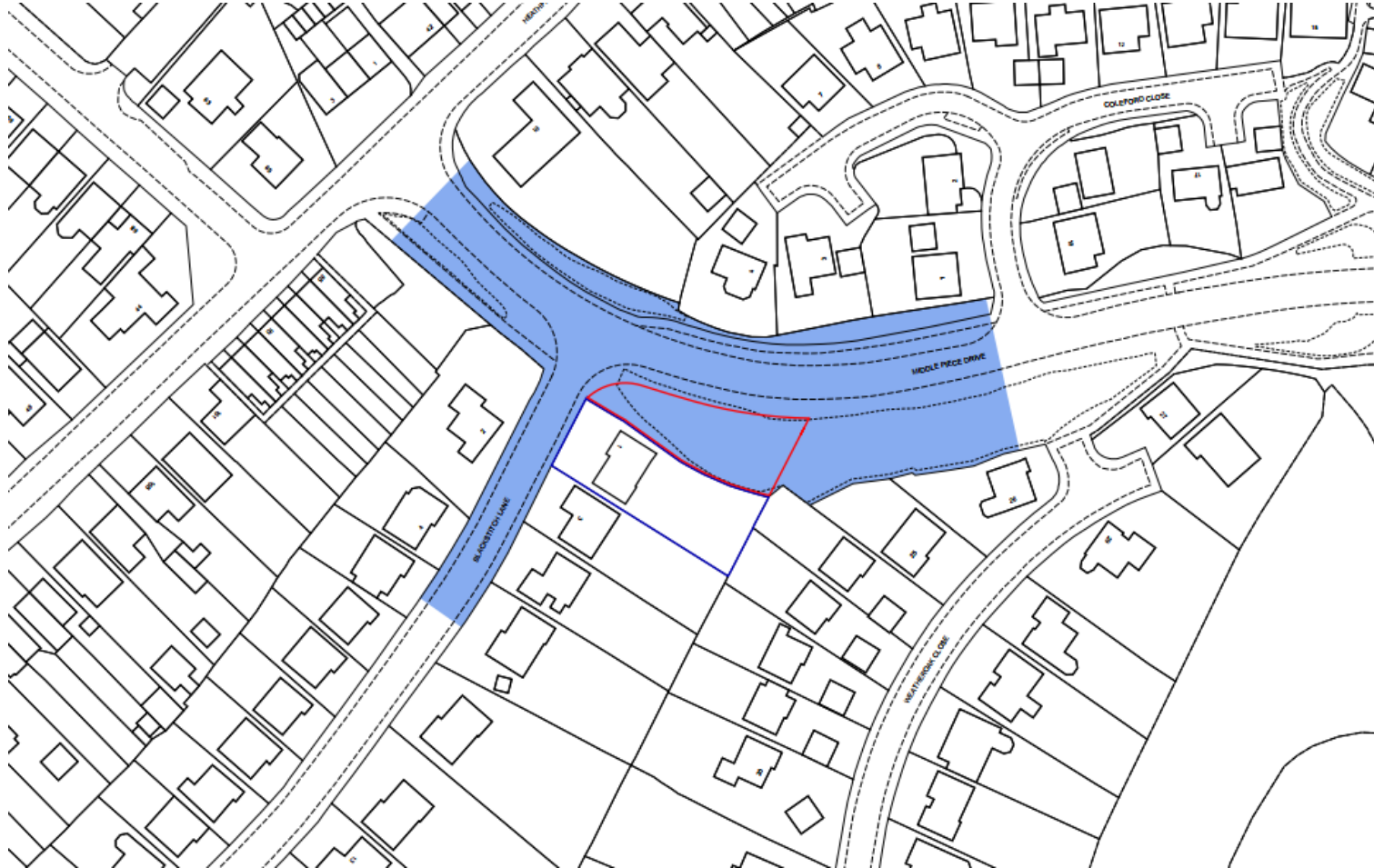
21/00148/FUL

Land adjacent to 1 Blackstitch Lane, Redditch,
Worcestershire, B97 5TE

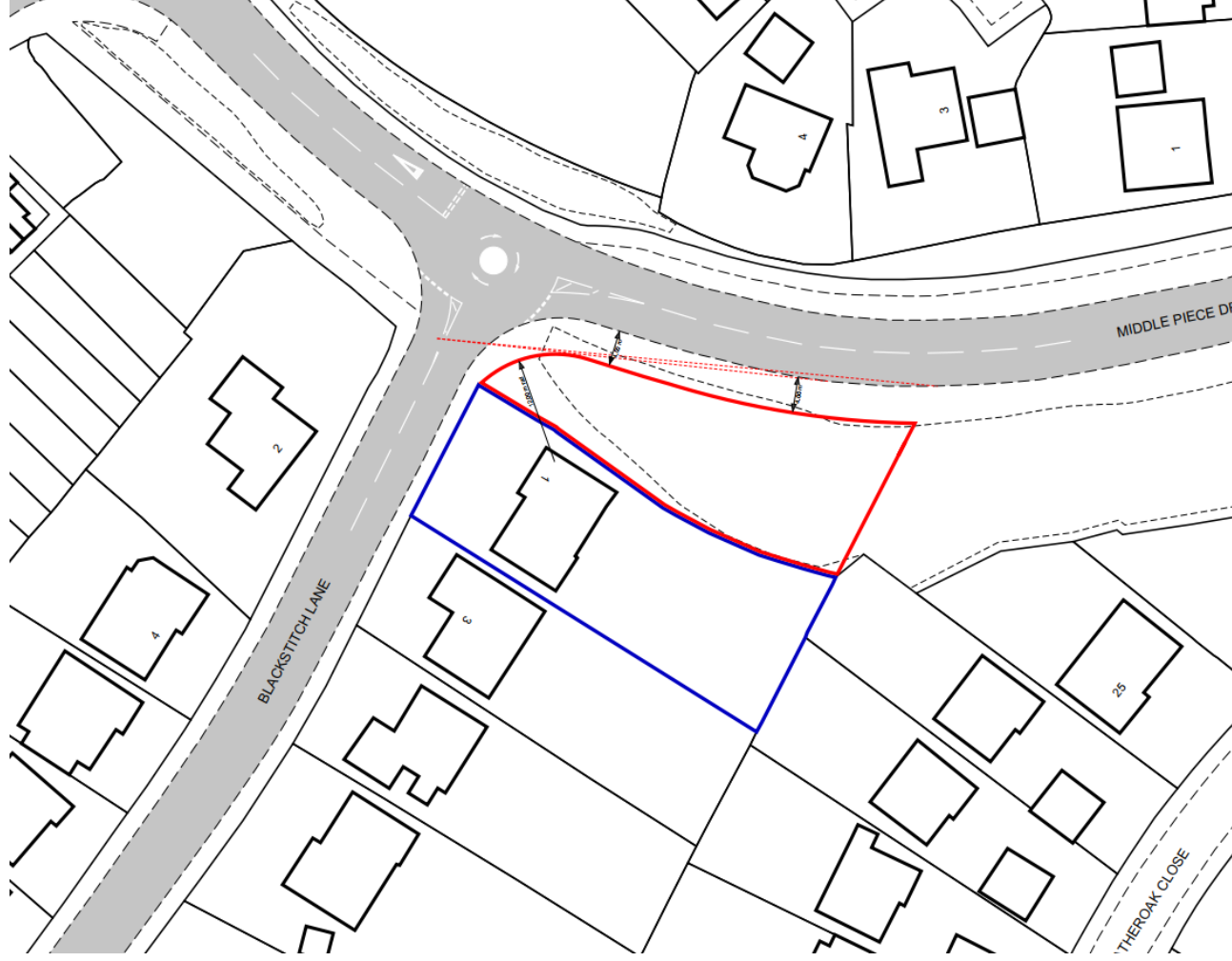
Change of use from adopted highway land to residential
garden

Recommendation: **Refusal** of Planning Permission

Location Plan



Block Plan



Satellite Photo



Extract from Policy Map



Images from Junction of Blackstitch Lane and Middle Piece Drive (looking east)



Image Looking West along Middle Piece Drive



Image Looking Towards the Site



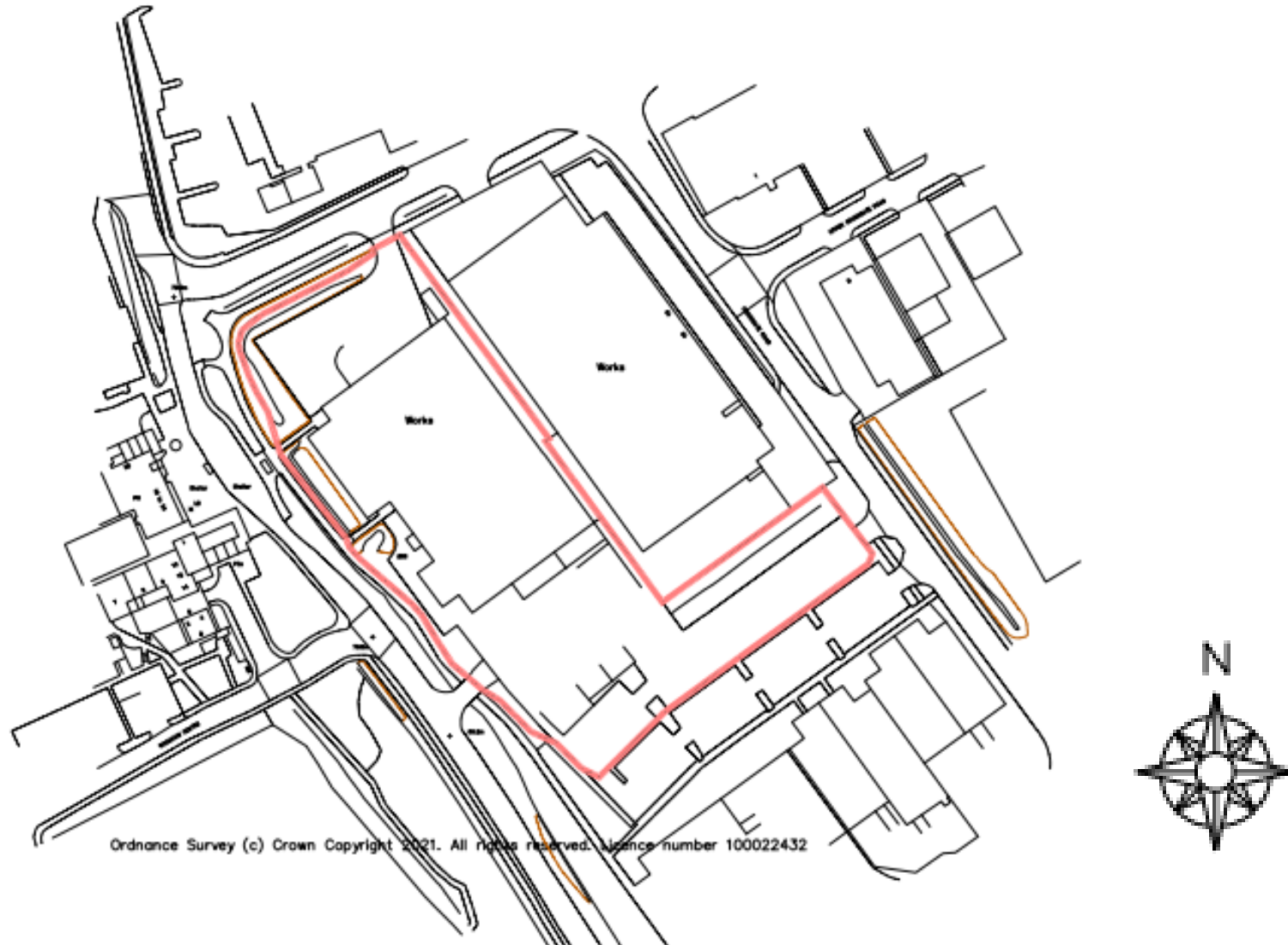
21/00973/FUL

17 Howard Road, Redditch,
Worcestershire, B98 7SH

Warehouse extension

Recommendation: GRANT subject to conditions and the
completion of a planning obligation

Location Plan



Satellite Photo

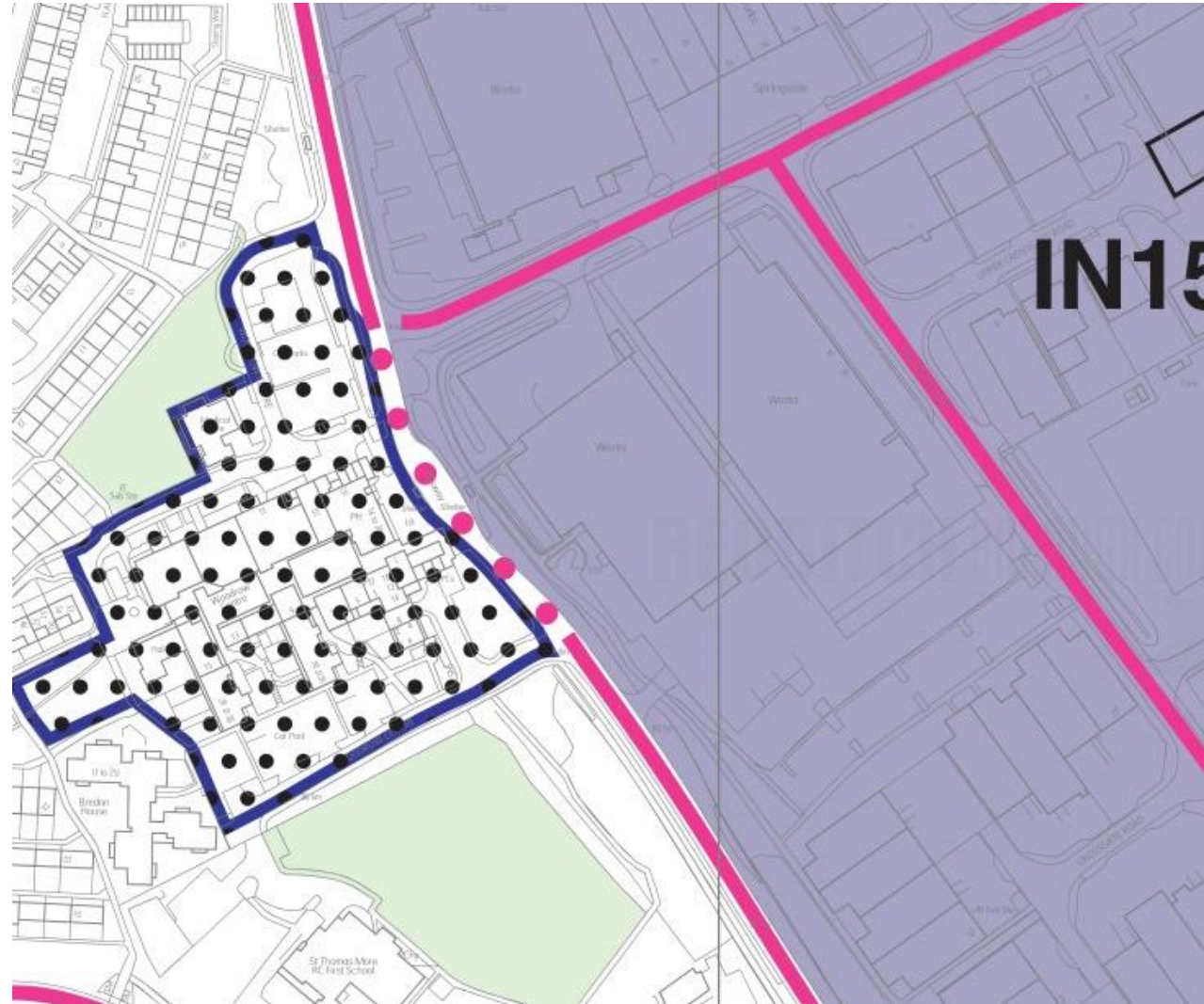


Proposed Block Plan

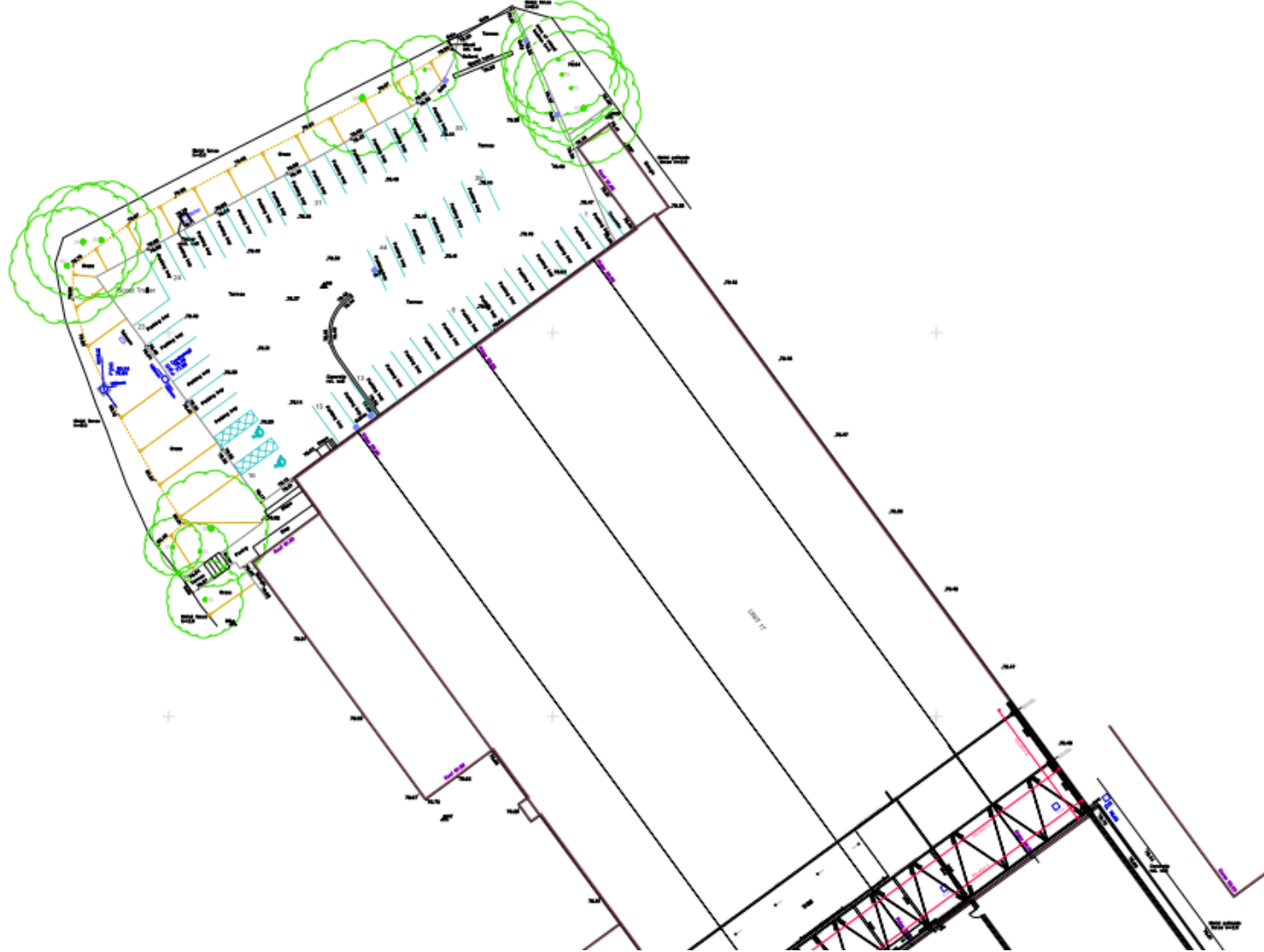


Extract from Policy Constraints Map

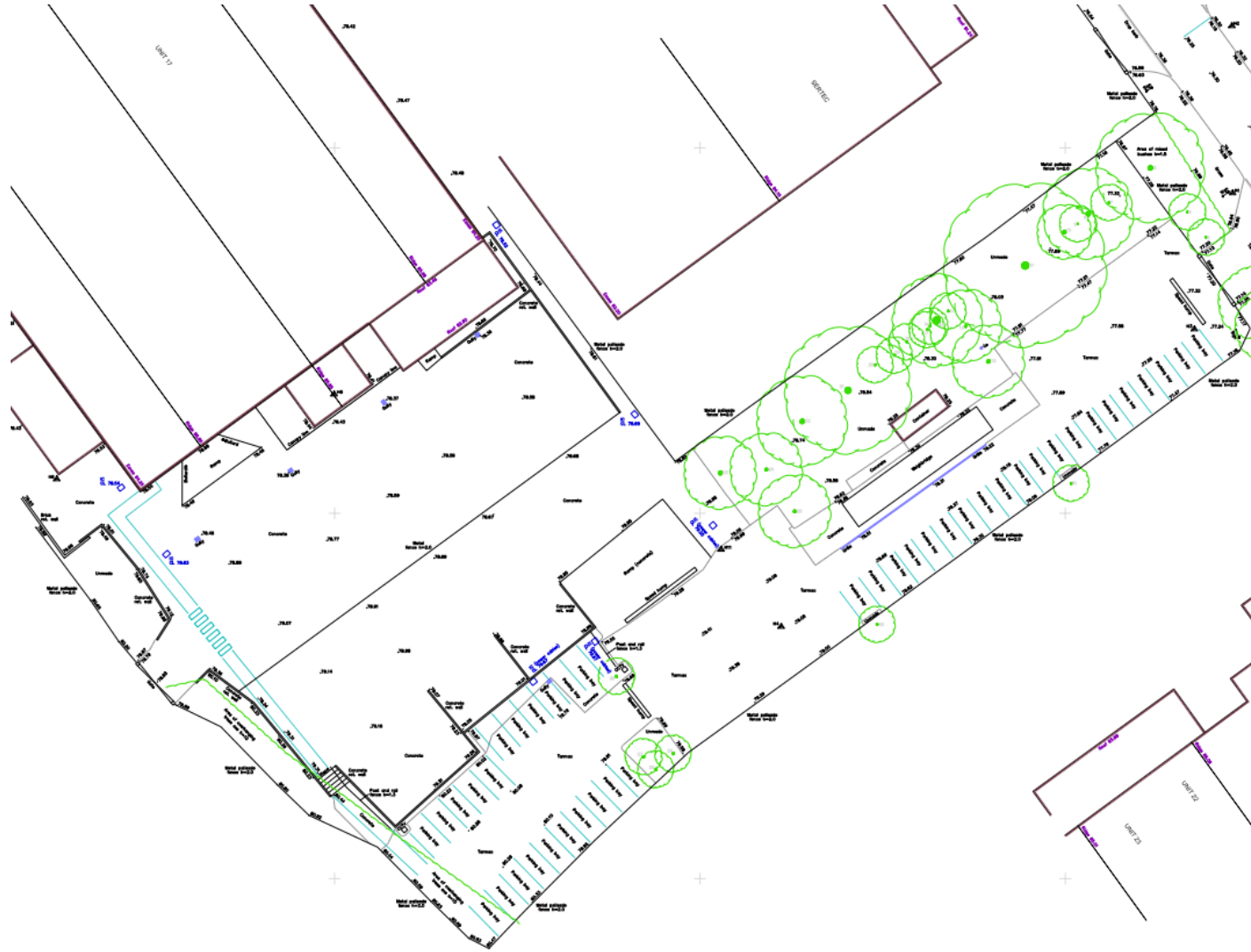
-  District Centres
(Policy 30 Town Centre and Retail Hierarchy, Policy 33 Use of Upper Floors, Policy 34 District Centre Redevelopment, and Policy 35 Health of District Centres)
-  Primarily Employment Areas
(Policy 24 Development within Primarily Employment Areas)
-  Public Transport Route - Buses and Emergency Vehicles Only
(Policy 20 Transport Requirements for New Development)
-  Woodrow District Centre
(Policy 34)



Proposed Layout (northern end of site)



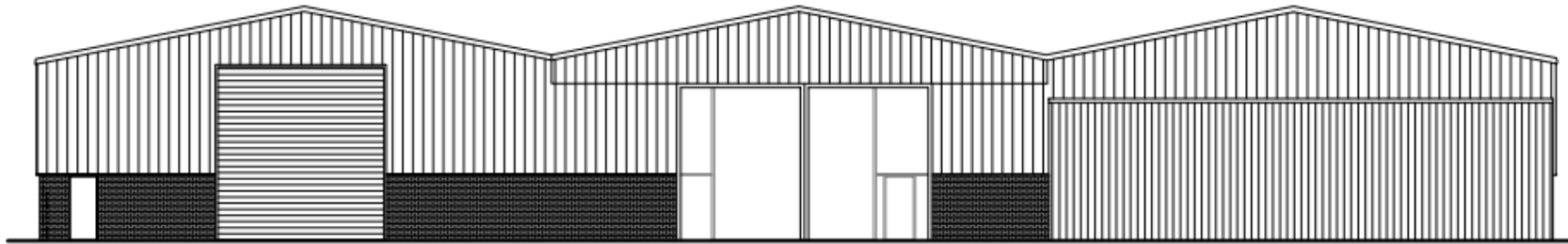
Existing Layout (southern end of site)



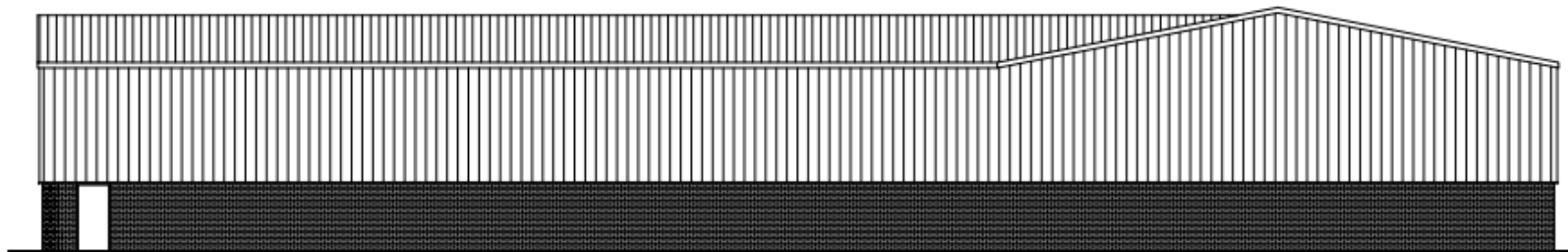
Proposed Layout (southern end of site)



Existing and Proposed Rear Elevations

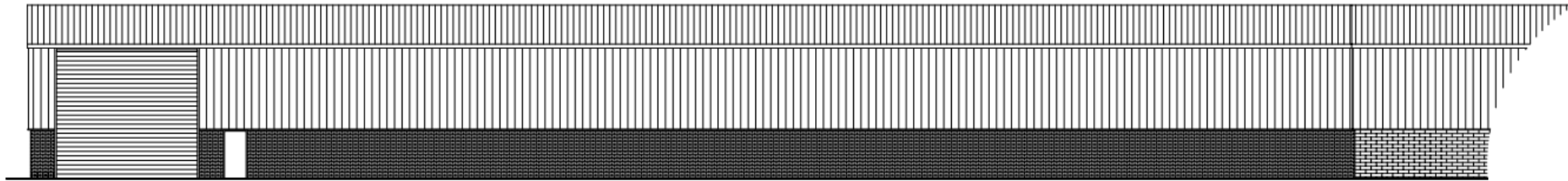


Existing Rear
Elevation

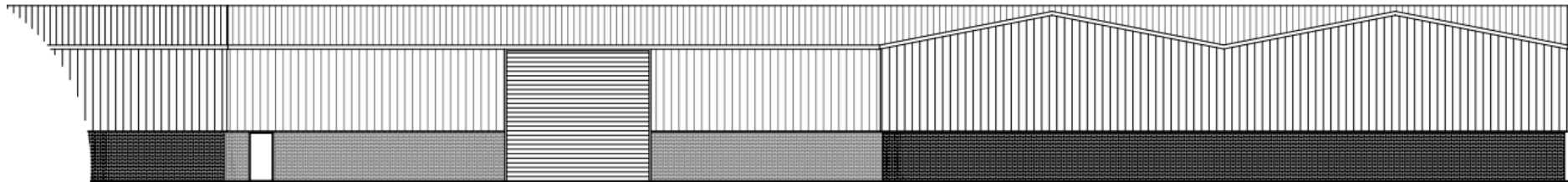


Proposed Rear
Elevation

Proposed Elevations



Proposed north east side
elevation



Proposed south west side
elevation

Image from Western Access of Site



Image from Northern Access of Site



Image from Eastern Access of Site

