

Site Plans and Presentations Pack



Planning Committee

Wed 10 Nov
2021
7.00 pm

Council Chamber
Town Hall
Redditch



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, 10th November,
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 for 21/00615/FUL - Paper Mill Drive Church Hill South, Redditch, B98 8QJ - Eden Properties (Midlands) Limited (Pages 1 - 16)

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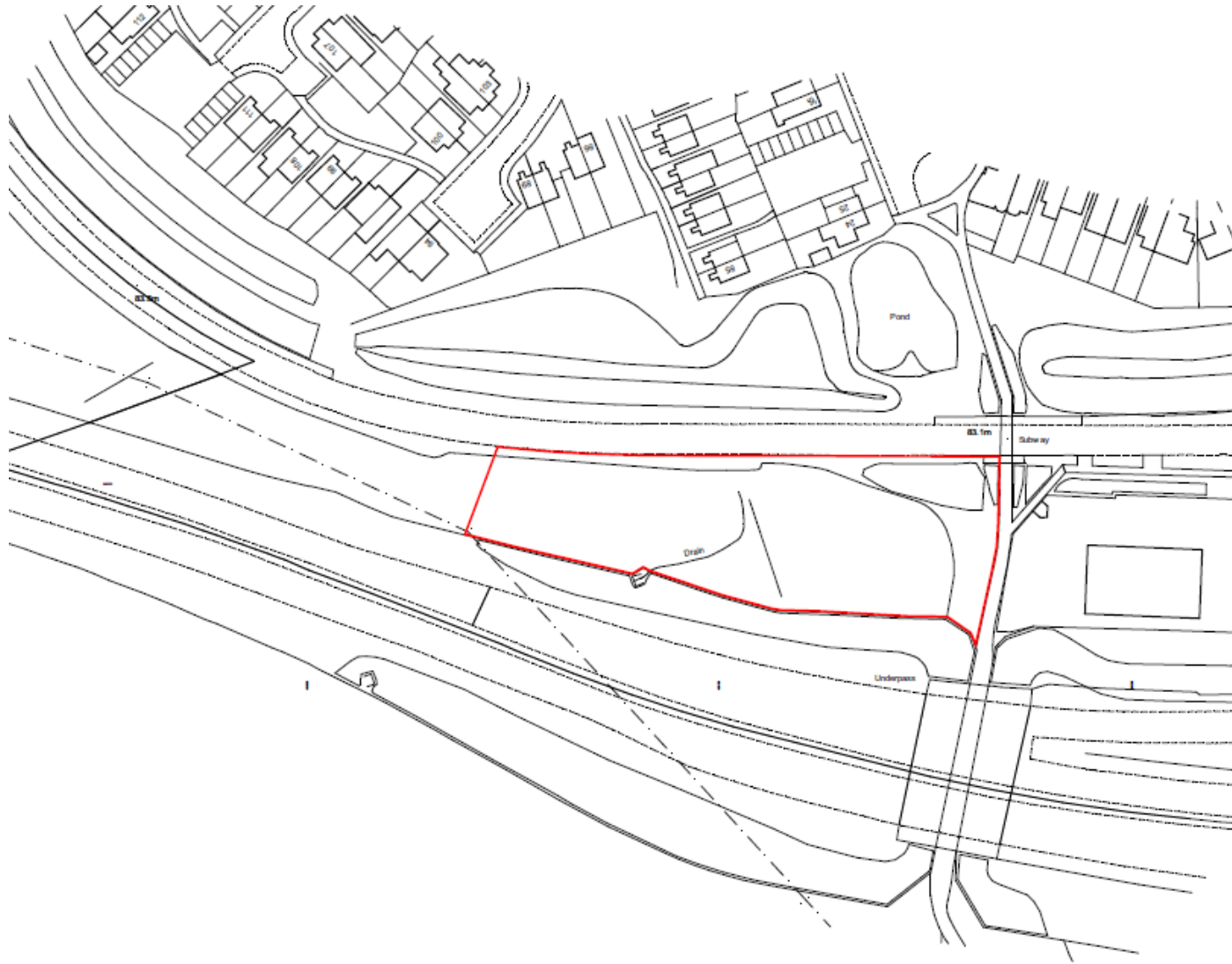
21/00615/FUL

Land at Paper Mill Drive, Church Hill South, Redditch

Erection of 9 new dwellings

Recommendation: grant subject to conditions

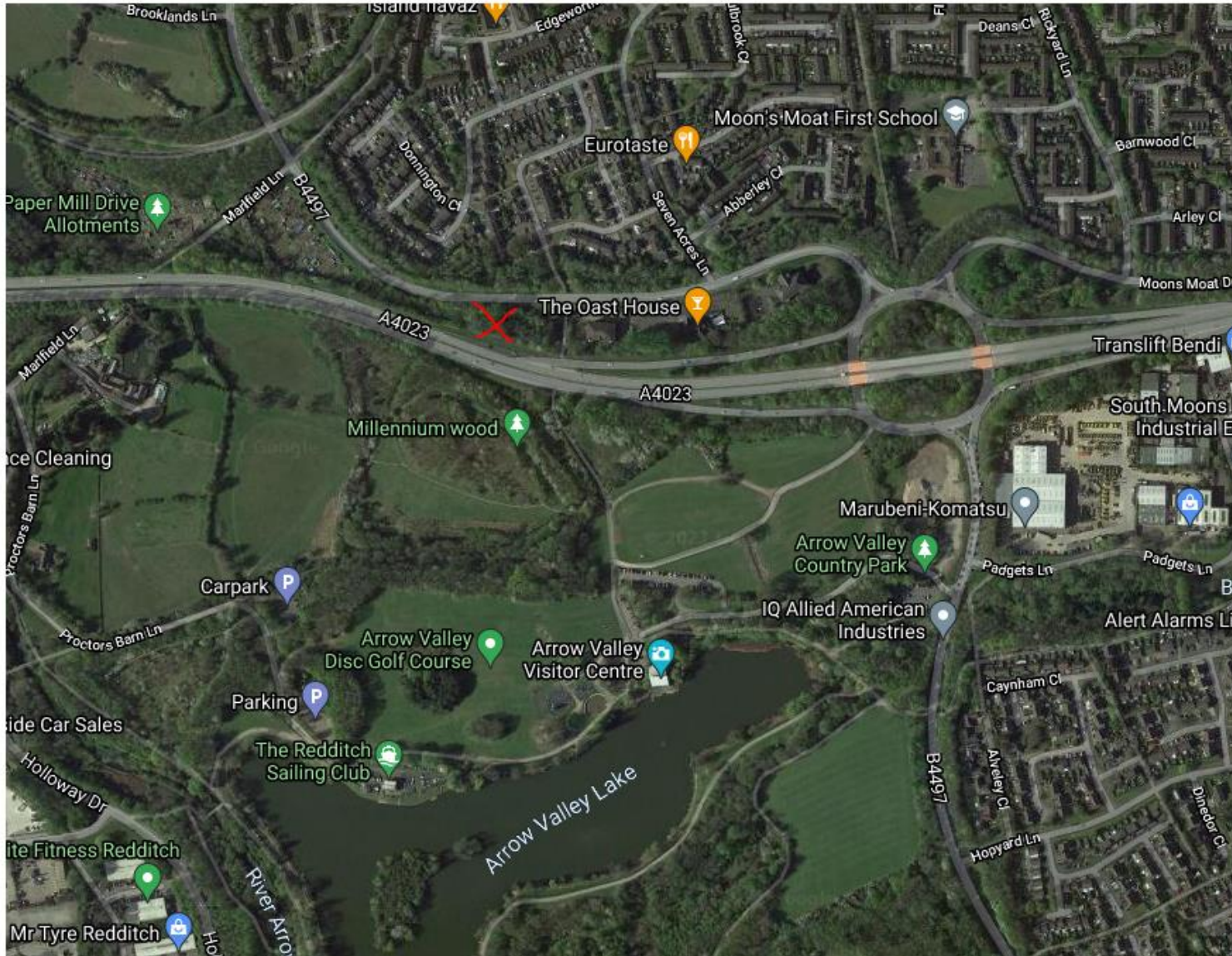
Site Location



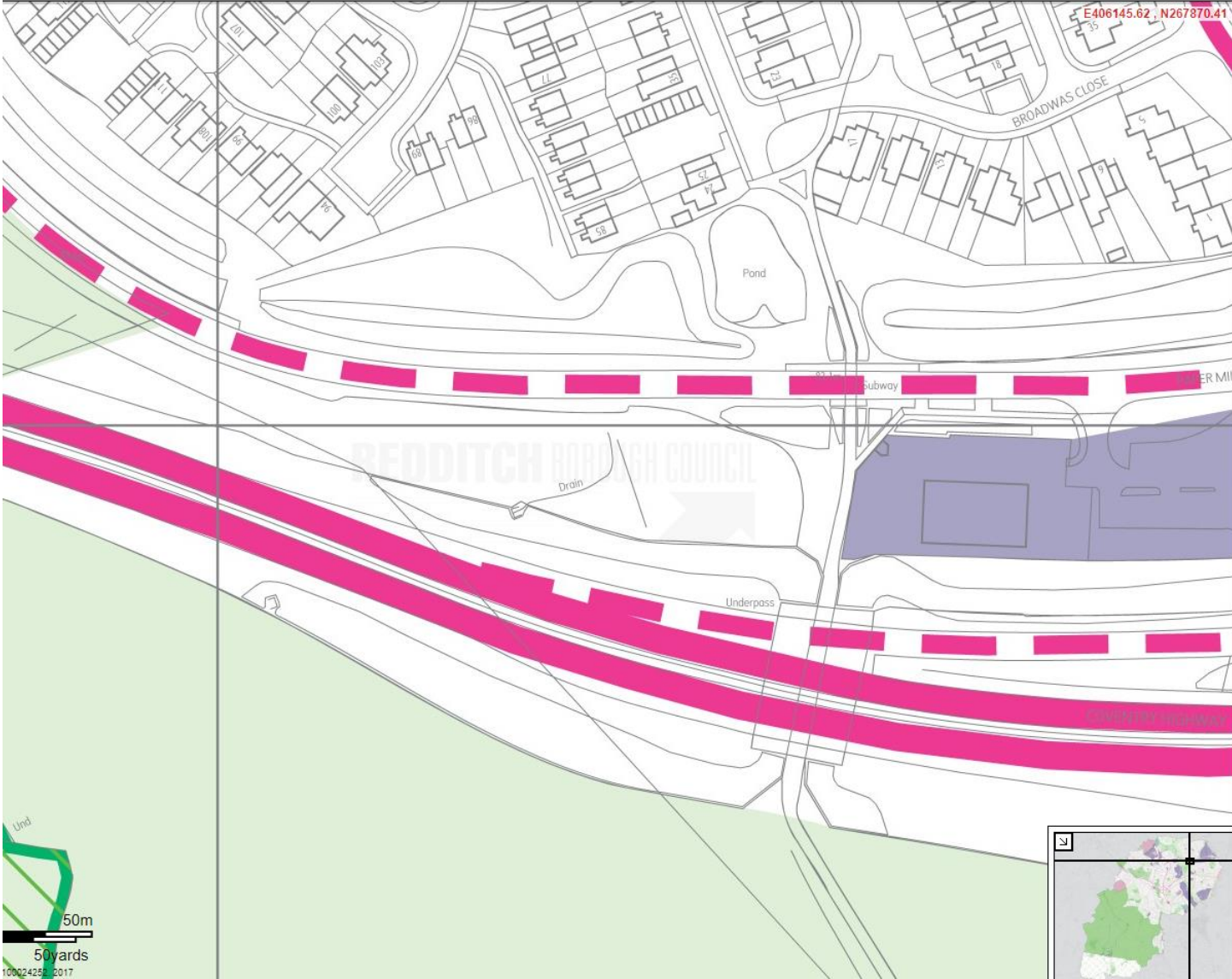
Satellite View



Aerial view



Planning Policy Land Designation



View of 3 Paper Mill Drive and tactile crossing



Google

underpass



Google

Image capture: Mar 2021 © 2021 Google United Kingdom Term

View of site looking west



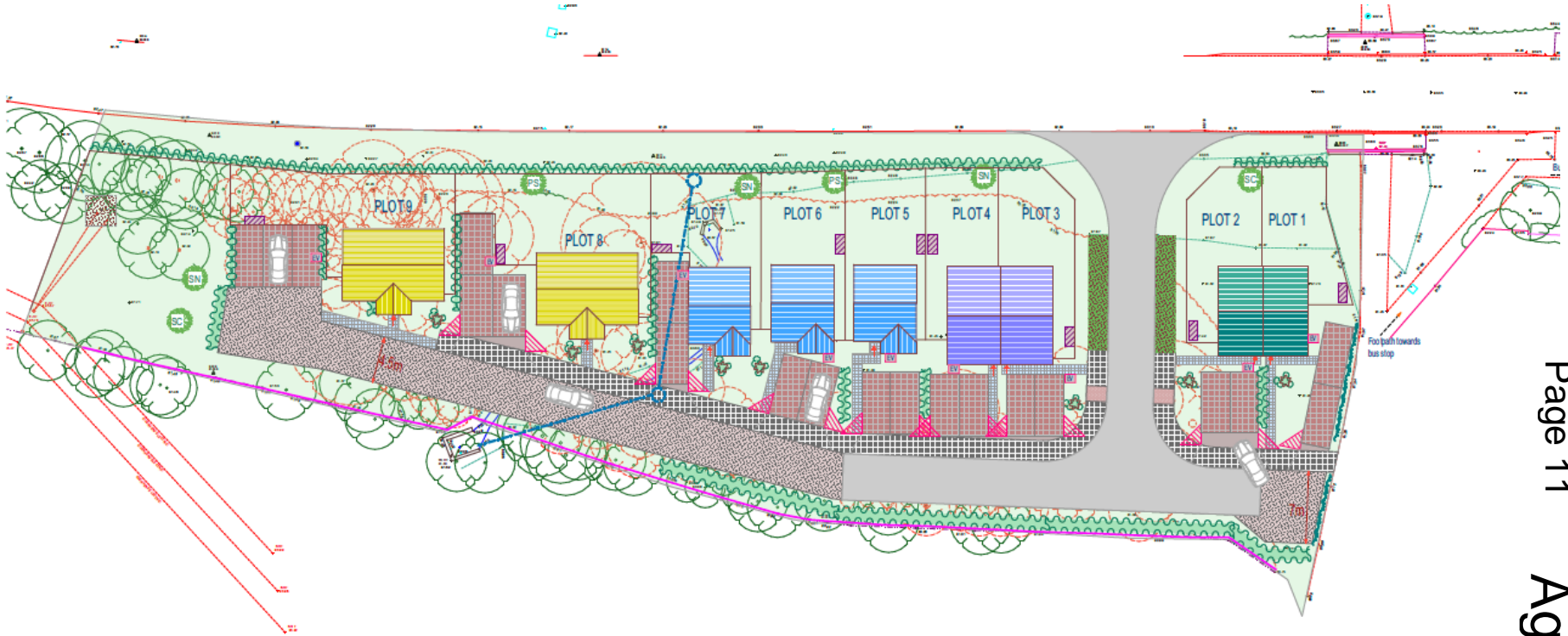
View looking east







View of site from Paper Mill Drive



Site Layout










ACCOMMODATION SCHEDULE

- 2  2 Bedroomed , Semi-Detached
63 square metres / 678 square feet
- 2  3 Bedroomed, Semi-Detached
84 square metres / 904 square feet
- 3  3 Bedroomed, Detached
82 square metres / 880 square feet
- 2  4 Bedroomed , Detached
126 square metres / 1356 square feet

KEY

-  Tarmacadam carriageway
-  Tarmacadam footway
-  Grass verge (2m)
-  Car parking spaces
-  Pedestrian visibility splay (2.0m x 2.0m)
-  Electric Vehicle Charging Point
-  Sealed Cycle store for 2 (1.8m x 0.80m)
-  Timber fence 1.8m height
-  Acoustic barrier fence 4.0m height
-  New 225mm perforated pipe to replace former ditch

-  Existing trees to be removed
-  Proposed garden shrub planting
Proposed species include Spirea 'Anthony Waterer', Spirea x tunata 'Goldflame', Helleborus, Helle 'Carl' 'Reichel' and Viburnum dentatum. 2.3 Litre Potted grown varieties planted at 5 per cent.
-  Proposed new hedging
-  Proposed new tree planting
The seed trials to be checked regularly during the first 12 months following implementation. All weed growth should be removed from around tree trunks at regular monthly intervals during the growing season with the debris removed from site. Trees to be checked during the first five years following from the date of installation to be replaced. Following the first 24 months trees and bushes should be checked once yearly in late autumn when site removal and light pruning should be carried out. Necessary Approximate girth will be of planting 10-12cm.
-  SC Salix chrysantha (Grey willow)
-  SN Sambucus nigra (Common elder)
-  PS Pinus spicata (Blackthorn)



4.0m High BSW Warior acoustic barrier fence as specified in mitigation for background garden noise

STEVE

22 St. John's Road
Wokingham, RG40 3EJ
0118 947 1111

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Drawn by: GIG Pugh

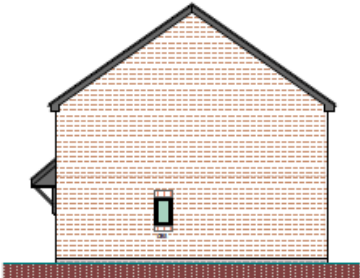
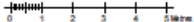
Project: Proposed Residential Development
Land at Paper Mill Drive
Rushlinton
B98 1QJ

Client: EDEN PROPERTY RES (MID) LA

Plots 1 and 2



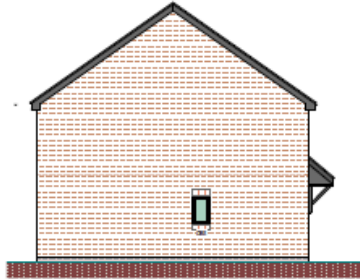
FRONT ELEVATION
SCALE 1:100



RIGHT ELEVATION
SCALE 1:100

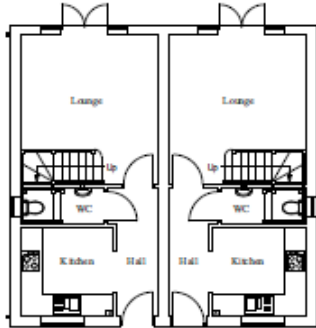
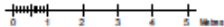


REAR ELEVATION
SCALE 1:100

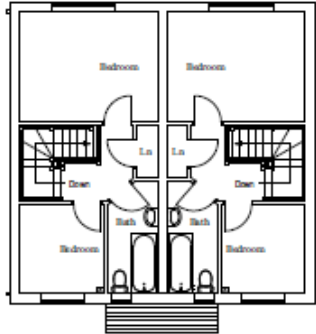


LEFT ELEVATION
SCALE 1:100

GROUND FLOOR PLAN
SCALE 1:100



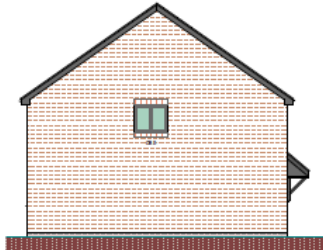
FIRST FLOOR PLAN
SCALE 1:100



Plots 3 and 4



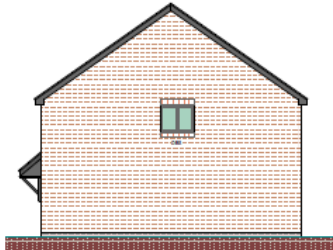
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LEFT ELEVATION
SCALE 1:100



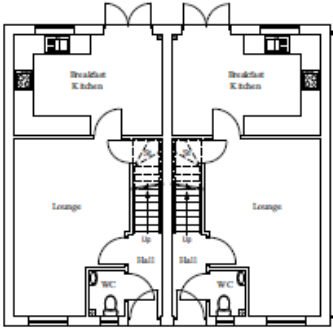
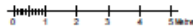
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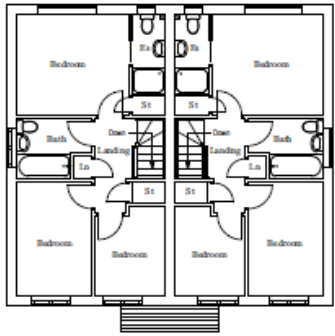
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GROUND FLOOR PLAN
SCALE 1:100



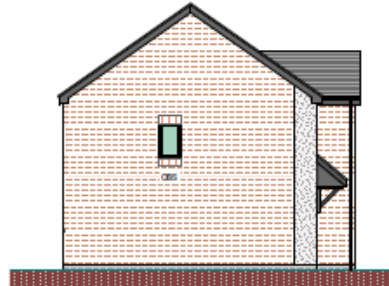
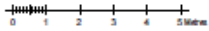
FIRST FLOOR PLAN
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Plots 5, 6 and 7

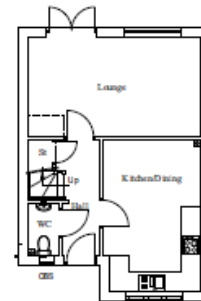


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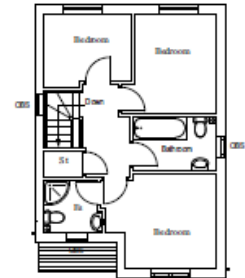


LEFT ELEVATION
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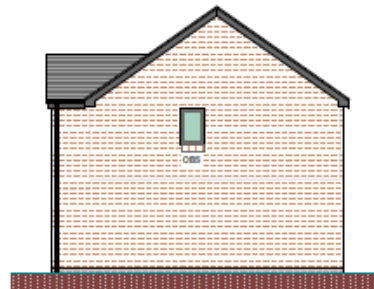
GROUND FLOOR PLAN
SCALE 1:100



FIRST FLOOR PLAN
SCALE 1:100



REAR ELEVATION



RIGHT ELEVATION

Plots 8 and 9

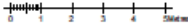


FRONT ELEVATION
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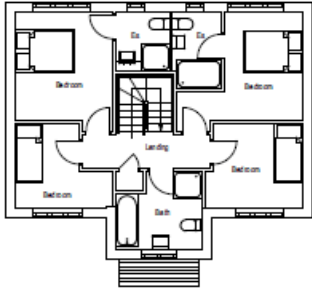


LEFT ELEVATION
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GROUND FLOOR PLAN
SCALE 1:100



FIRST FLOOR PLAN
SCALE 1:100



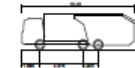
RIGHT ELEVATION
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REAR ELEVATION
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REVISIONS:

Refuse vehicle tracking (in- top, out-bottom)



- Clearance
- Overall Length
- Overall Body Height
- Min. Body Ground Clearance
- Track Width
- Lock to lock time
- Max to Min Turning Radius

General Notes

| | |
|-----|-------------|
| Rev | Description |
| 1 | Issue |

SAVOY CONSULTI

Eden Properties Ltd
 Steve Haskey Design

Paper Mill Drive

Refuse Vehicle Swept Path Analysis