

Site Plans and Presentations Pack



Planning Committee

Wed 19 Jan
2022
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, 19th January, 2022

7.00 pm

Council Chamber Town Hall

Agenda

Membership:

Cllrs:	Michael Chalk (Chair)	Aled Evans
	Julian Grubb (Vice-Chair)	Andrew Fry
	Imran Altaf	Gemma Monaco
	Karen Ashley	Timothy Pearman
	Tom Baker-Price	

- 5.** Application 21/00195/FUL - Land South of Astwood Lane Feckenham Redditch B96 6HP - Mr Michael Fletcher (Statkraft UK LTD) (Pages 1 - 26)
- 6.** Application 21/00799/FUL - Land East of Berrowhill Lane Feckenham Worcestershire B96 6QJ - Mr K Morton (Pages 27 - 38)
- 7.** Application 21/01618/FUL - Greenlands Business Centre Studley Road Redditch B98 7HD - John Homer on behalf of Redditch Borough Council (Pages 39 - 44)
- 8.** Application 21/01619/FUL - Town Hall Walter Stranz Square Redditch B98 8AH - John Homer on behalf of Redditch Borough Council (Pages 45 - 48)

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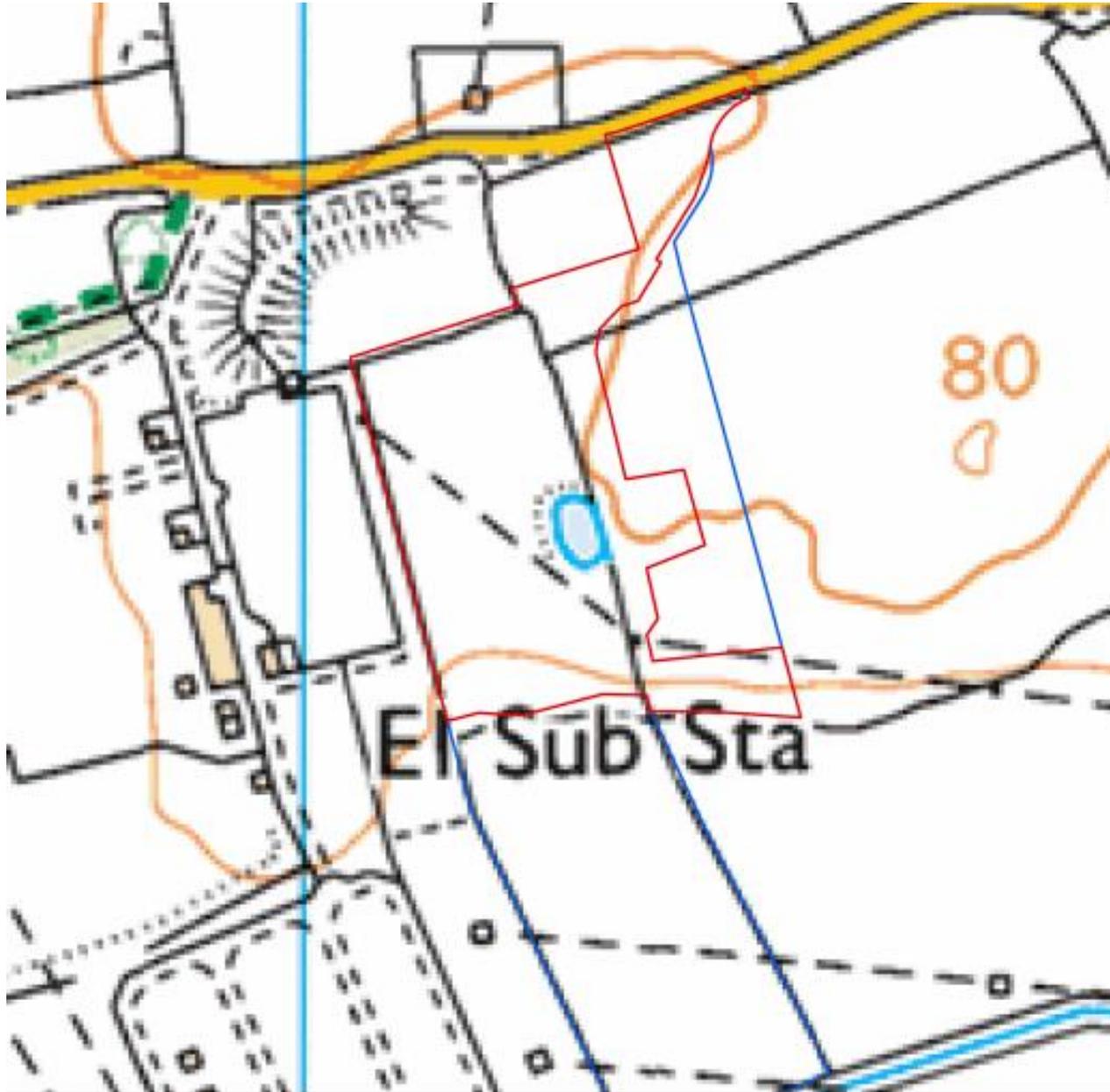
21/00195/FUL

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

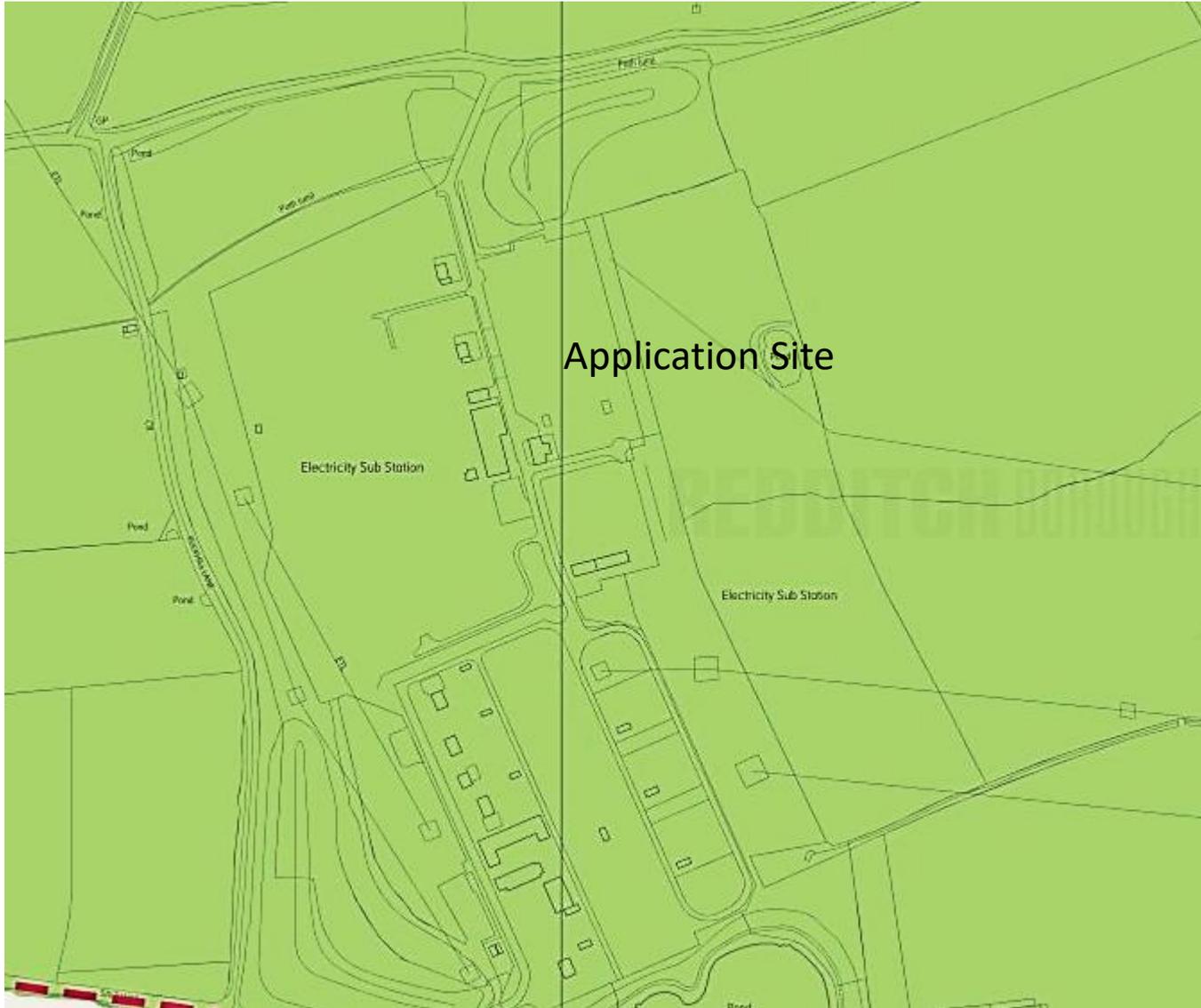
Construction of a Greener Grid Park comprising
energy storage and grid balancing equipment,
along with associated infrastructure,
landscaping and access.

Recommendation: Grant subject to conditions

Site Location Plan



Local Plan Allocation Map



Key

 Green Belt
(Policy 8 Green Belt)

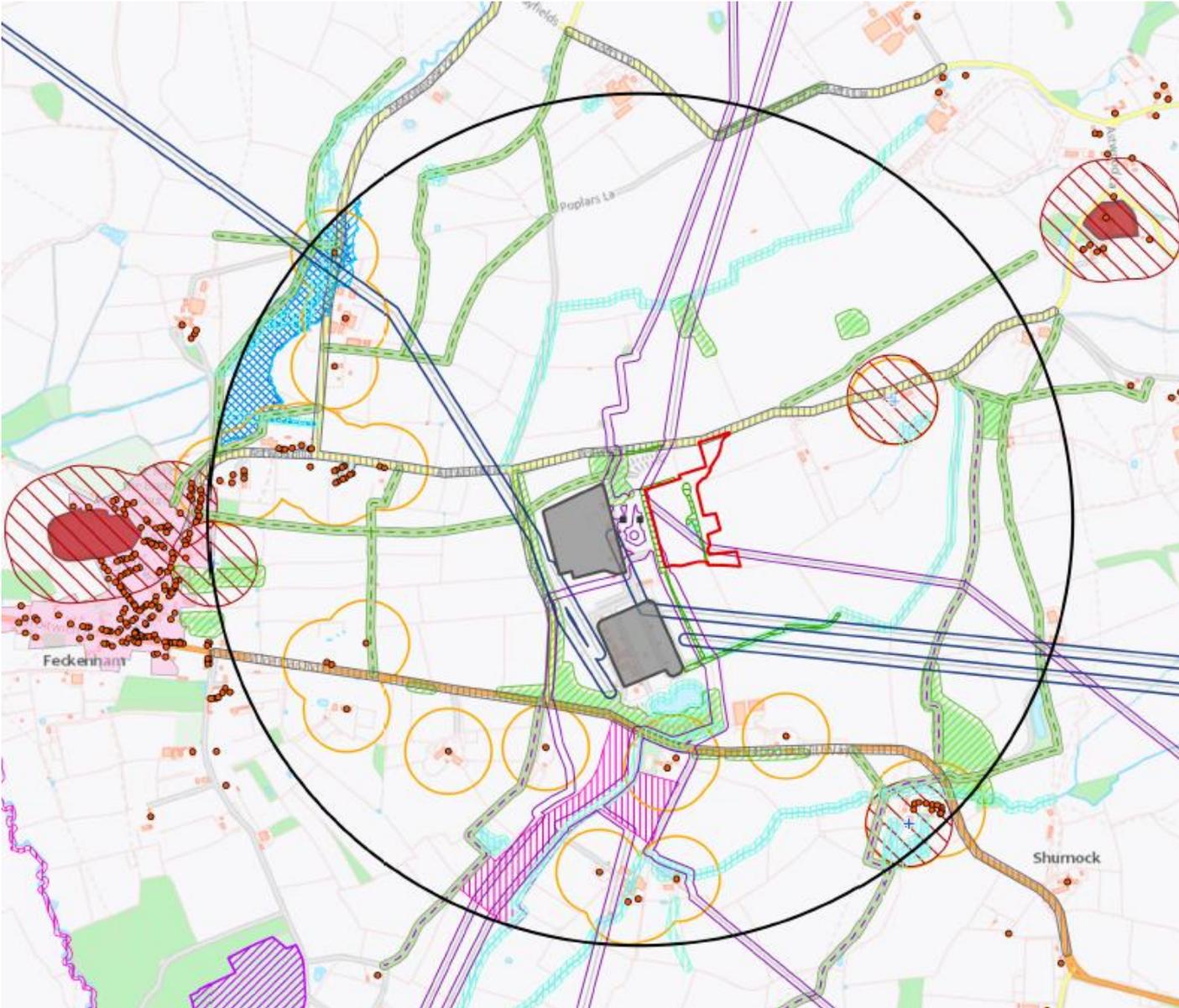
Satellite View



Application Site Context

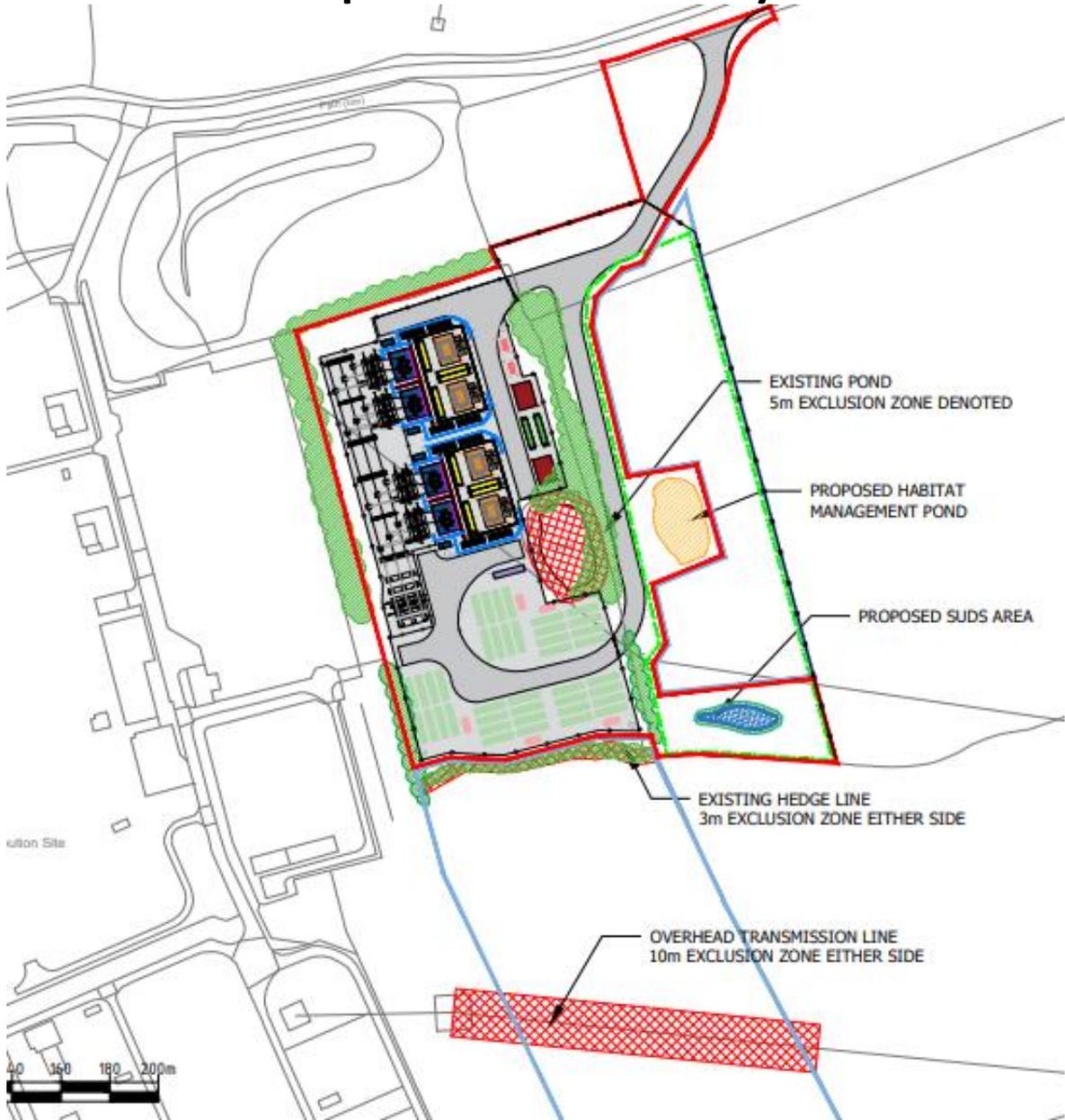


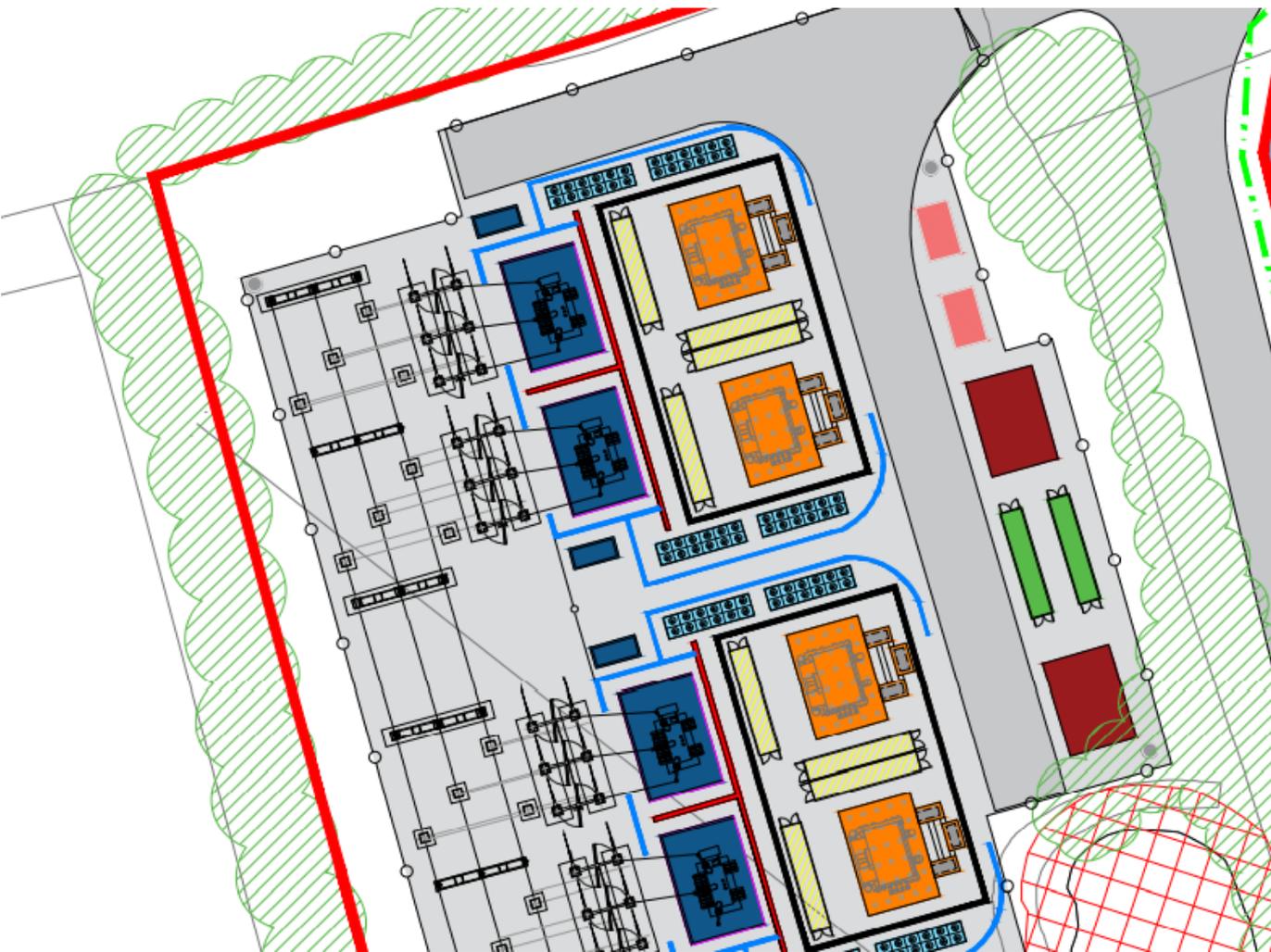
Constraints Plan



-  Planning Application Boundary
-  1 km Buffer of Grid Connection
-  National Grid Substation
-  Schedulded 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

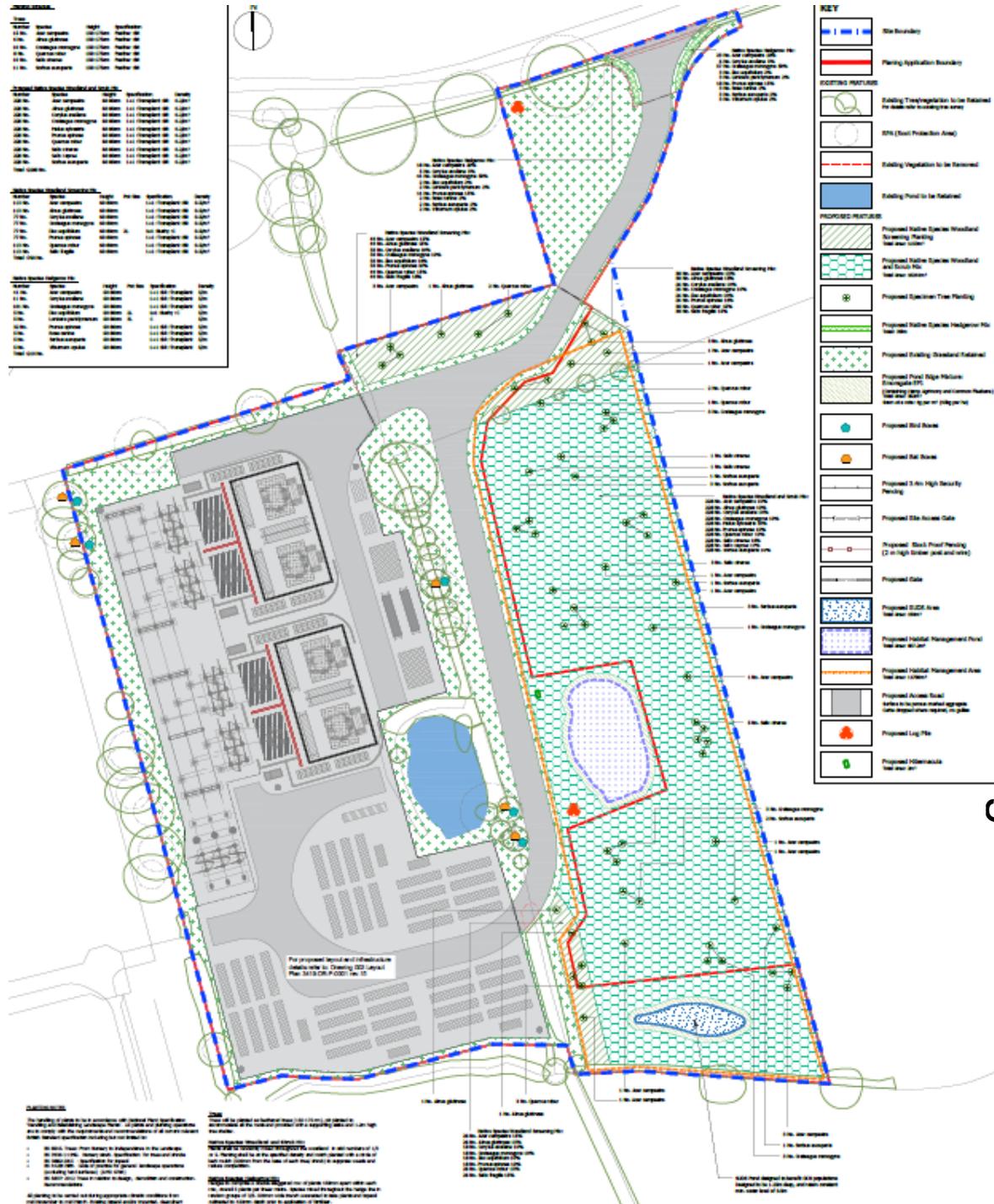
- 3.4m HIGH PALISADE FENCE
- 1.6 m STOCK PROOF FENCE
- BATTERY (12.9m x 2.44m x 2.59m)
- INVERTER (6.1m x 2.44m x 2.59m)
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- CRUSHED AGGREGATE
- INDICATIVE EXISTING VEGETATION



Proposed Access Junction



Landscape and Biodiversity Mitigation Plan



Planting Schedule

Tree Number	Species	Height	Specification
15 No.	Acer campestre	150-175cm	Feather: BR
6 No.	Alnus glutinosa	150-175cm	Feather: BR
10 No.	Crataegus monogyna	150-175cm	Feather: BR
8 No.	Quercus robur	150-175cm	Feather: BR
13 No.	Salix chrysea	150-175cm	Feather: BR
11 No.	Sorbus aucuparia	150-175cm	Feather: BR

Proposed Native Species Woodland and Scrub Mix

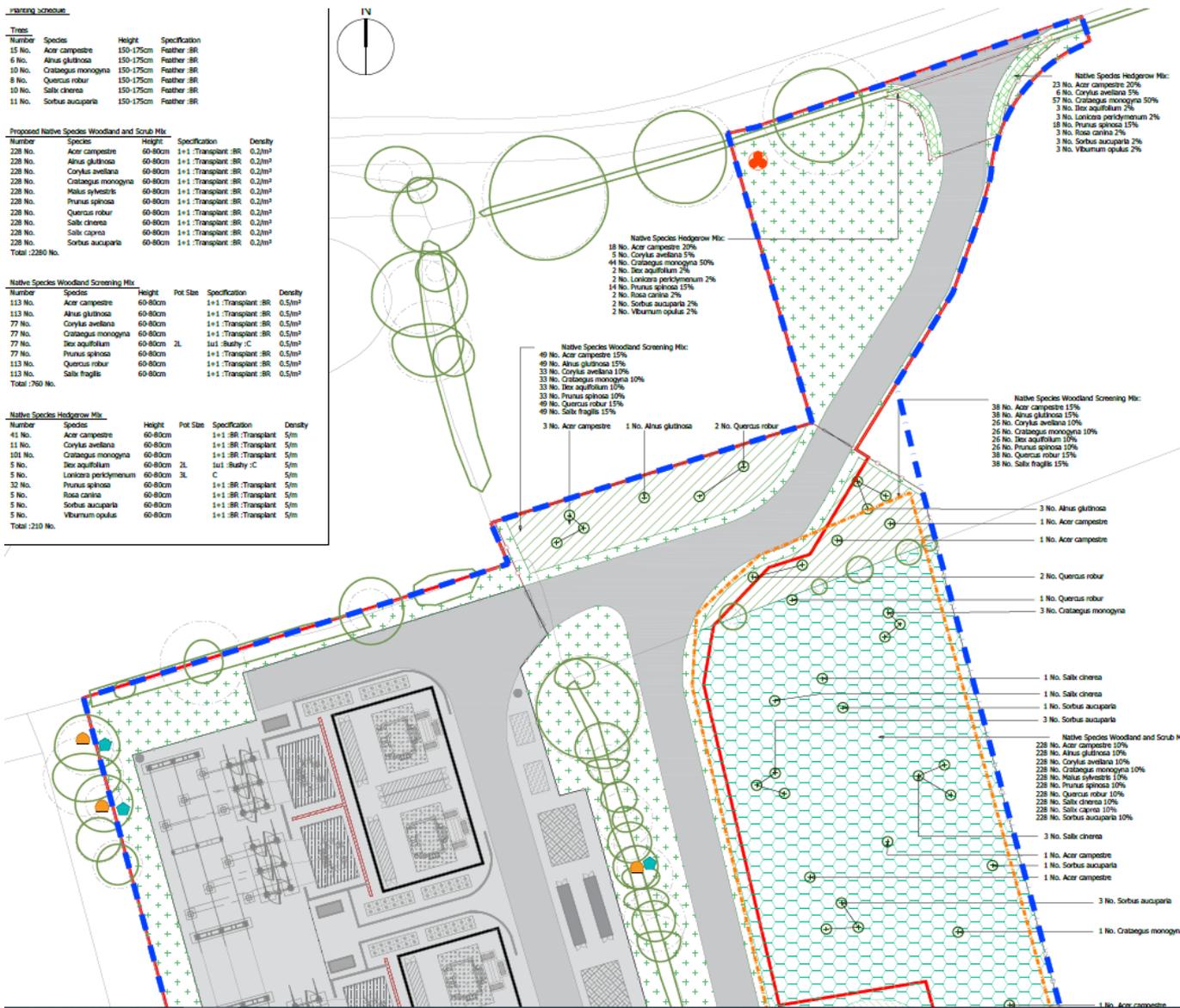
Number	Species	Height	Specification	Density
228 No.	Acer campestre	60-80cm	1+1: Transplant: BR	0.2/m ²
228 No.	Alnus glutinosa	60-80cm	1+1: Transplant: BR	0.2/m ²
228 No.	Corylus avellana	60-80cm	1+1: Transplant: BR	0.2/m ²
228 No.	Crataegus monogyna	60-80cm	1+1: Transplant: BR	0.2/m ²
228 No.	Malus sylvestris	60-80cm	1+1: Transplant: BR	0.2/m ²
228 No.	Prunus spinosa	60-80cm	1+1: Transplant: BR	0.2/m ²
228 No.	Quercus robur	60-80cm	1+1: Transplant: BR	0.2/m ²
228 No.	Salix chrysea	60-80cm	1+1: Transplant: BR	0.2/m ²
228 No.	Salix caprea	60-80cm	1+1: Transplant: BR	0.2/m ²
228 No.	Sorbus aucuparia	60-80cm	1+1: Transplant: BR	0.2/m ²

Native Species Woodland Screening Mix

Number	Species	Height	Pot Size	Specification	Density
113 No.	Acer campestre	60-80cm	1+1	Transplant: BR	0.5/m ²
113 No.	Alnus glutinosa	60-80cm	1+1	Transplant: BR	0.5/m ²
77 No.	Corylus avellana	60-80cm	1+1	Transplant: BR	0.5/m ²
77 No.	Crataegus monogyna	60-80cm	1+1	Transplant: BR	0.5/m ²
77 No.	Ilex aquifolium	60-80cm	2L	Just: Bushy: C	0.5/m ²
77 No.	Prunus spinosa	60-80cm	1+1	Transplant: BR	0.5/m ²
113 No.	Quercus robur	60-80cm	1+1	Transplant: BR	0.5/m ²
113 No.	Salix fragilis	60-80cm	1+1	Transplant: BR	0.5/m ²

Native Species Hedgerow Mix

Number	Species	Height	Pot Size	Specification	Density
41 No.	Acer campestre	60-80cm	1+1: BR	Transplant: 5m	
11 No.	Corylus avellana	60-80cm	1+1: BR	Transplant: 5m	
101 No.	Crataegus monogyna	60-80cm	1+1: BR	Transplant: 5m	
5 No.	Ilex aquifolium	60-80cm	2L	Just: Bushy: C	
5 No.	Lonicera periclymenum	60-80cm	2L	C	
32 No.	Prunus spinosa	60-80cm	1+1: BR	Transplant: 5m	
5 No.	Rosa carolina	60-80cm	1+1: BR	Transplant: 5m	
5 No.	Sorbus aucuparia	60-80cm	1+1: BR	Transplant: 5m	
5 No.	Viburnum opulus	60-80cm	1+1: BR	Transplant: 5m	



Native Species Hedgerow Mix:
 23 No. Acer campestre 20%
 6 No. Corylus avellana 5%
 57 No. Crataegus monogyna 50%
 3 No. Ilex aquifolium 2%
 3 No. Lonicera periclymenum 2%
 18 No. Prunus spinosa 15%
 3 No. Rosa carolina 2%
 3 No. Sorbus aucuparia 2%
 3 No. Viburnum opulus 2%

Native Species Hedgerow Mix:
 18 No. Acer campestre 20%
 5 No. Corylus avellana 5%
 44 No. Crataegus monogyna 50%
 2 No. Ilex aquifolium 2%
 2 No. Lonicera periclymenum 2%
 14 No. Prunus spinosa 15%
 2 No. Rosa carolina 2%
 2 No. Sorbus aucuparia 2%
 2 No. Viburnum opulus 2%

Native Species Woodland Screening Mix:
 49 No. Acer campestre 15%
 49 No. Alnus glutinosa 15%
 33 No. Corylus avellana 10%
 33 No. Crataegus monogyna 10%
 33 No. Ilex aquifolium 10%
 33 No. Prunus spinosa 10%
 49 No. Quercus robur 15%
 49 No. Salix fragilis 15%

3 No. Acer campestre 1 No. Alnus glutinosa 2 No. Quercus robur

Native Species Woodland Screening Mix:
 38 No. Acer campestre 15%
 38 No. Alnus glutinosa 15%
 26 No. Corylus avellana 10%
 26 No. Crataegus monogyna 10%
 26 No. Ilex aquifolium 10%
 26 No. Prunus spinosa 10%
 38 No. Quercus robur 15%
 38 No. Salix fragilis 15%

3 No. Alnus glutinosa
 1 No. Acer campestre
 1 No. Acer campestre
 2 No. Quercus robur
 1 No. Quercus robur
 3 No. Crataegus monogyna

1 No. Salix chrysea
 1 No. Salix chrysea
 1 No. Sorbus aucuparia
 3 No. Sorbus aucuparia

Native Species Woodland and Scrub Mix:
 228 No. Acer campestre 10%
 228 No. Alnus glutinosa 10%
 228 No. Corylus avellana 10%
 228 No. Crataegus monogyna 10%
 228 No. Malus sylvestris 10%
 228 No. Quercus robur 10%
 228 No. Salix chrysea 10%
 228 No. Salix chrysea 10%
 228 No. Sorbus aucuparia 10%

3 No. Salix chrysea
 1 No. Acer campestre
 1 No. Sorbus aucuparia
 1 No. Acer campestre

3 No. Sorbus aucuparia
 1 No. Crataegus monogyna

1 No. Acer campestre

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



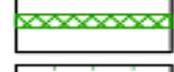
Proposed Native Species Woodland Screening Planting
 Total Area: 1153m²



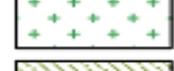
Proposed Native Species Woodland and Scrub Mix
 Total Area: 1024m²



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)



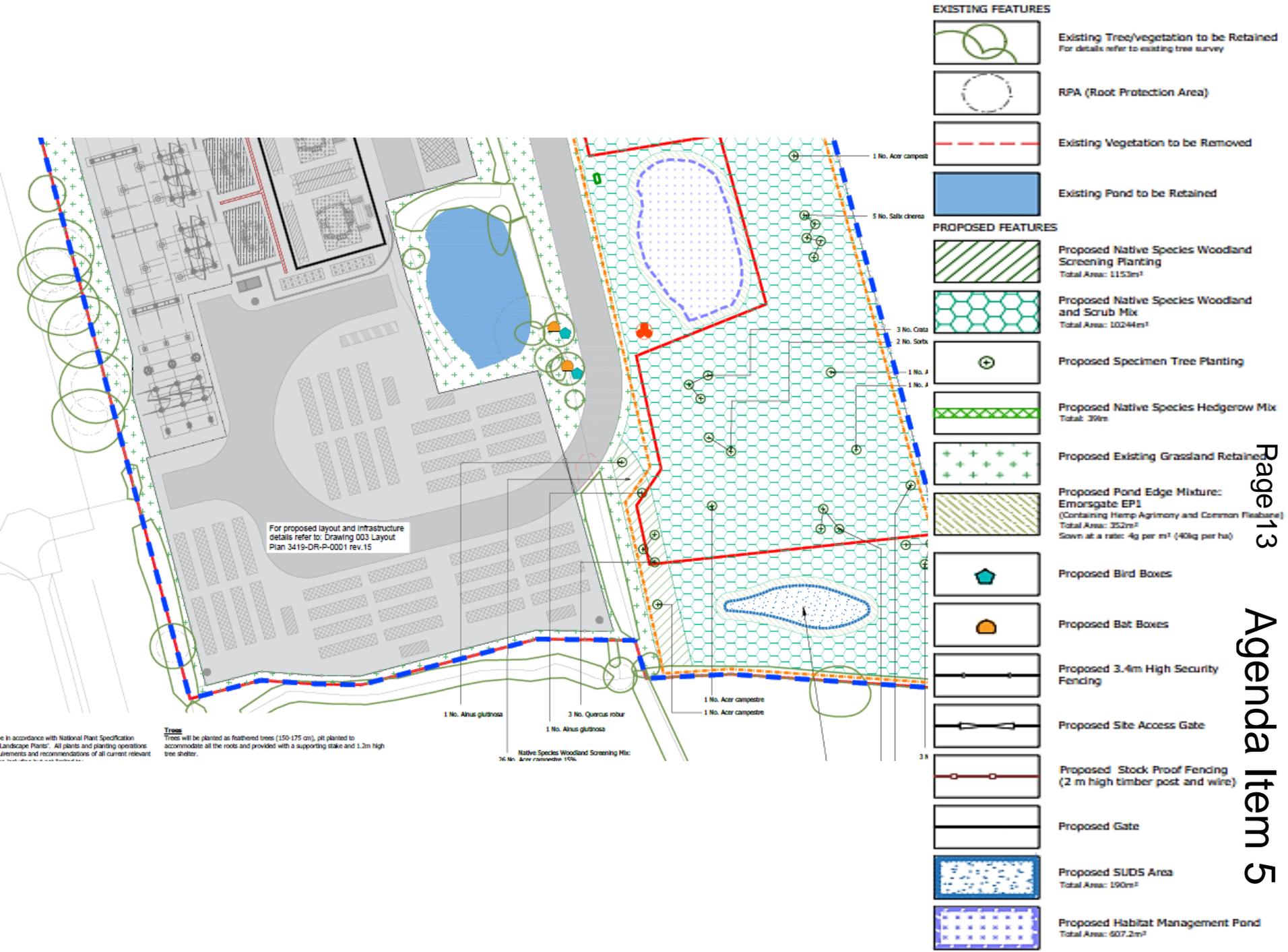
Proposed Gate



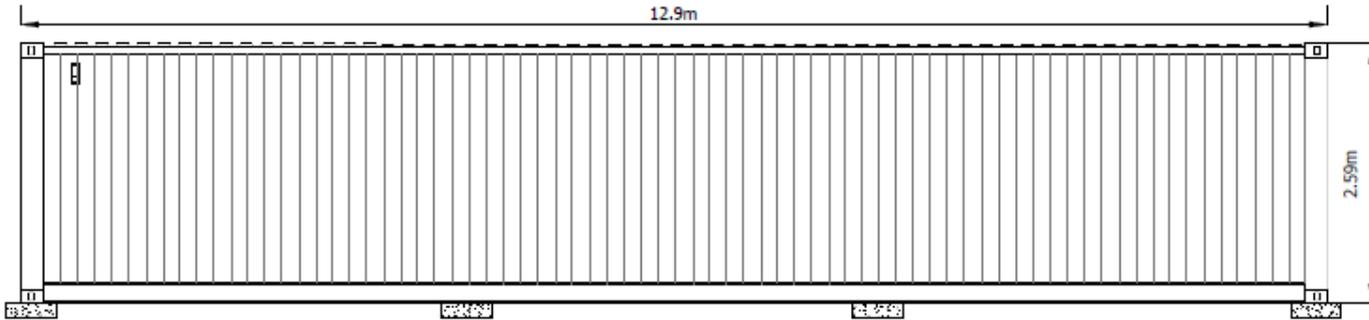
Proposed SUDS Area
 Total Area: 190m²



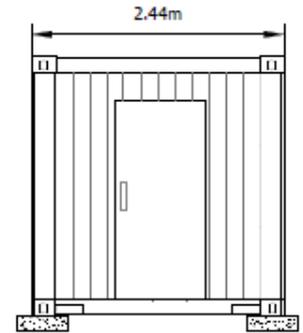
Proposed Habitat Management Pond
 Total Area: 607.2m²



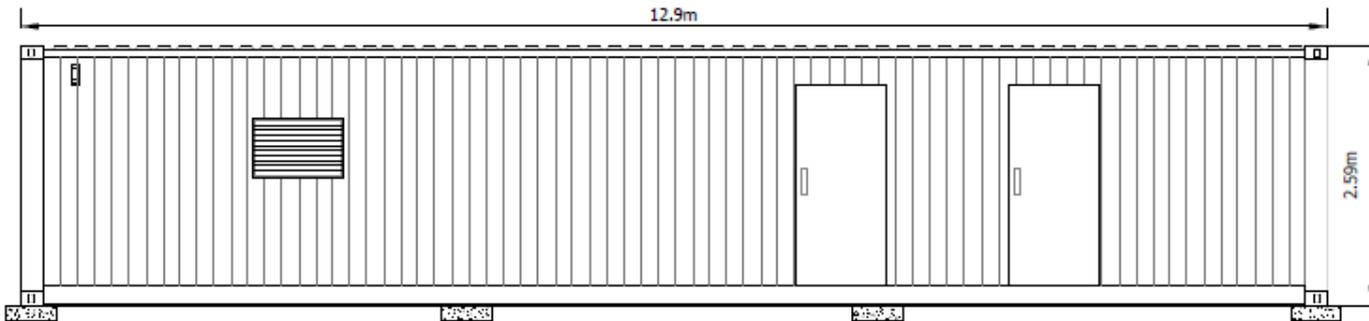
Battery Container



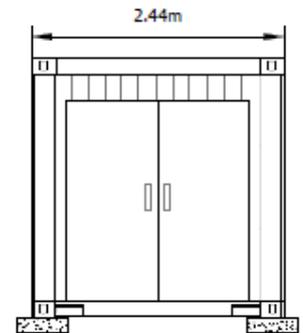
FRONT ELEVATION



END ELEVATION

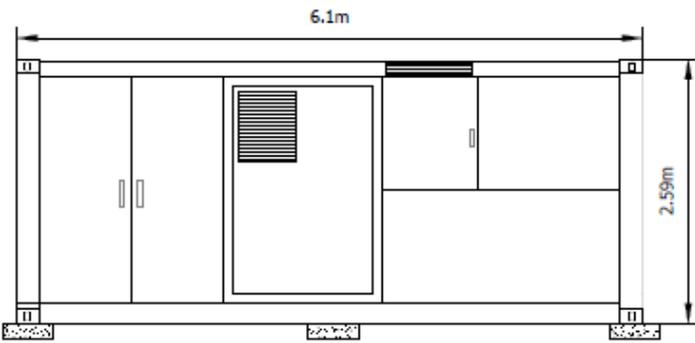


REAR ELEVATION

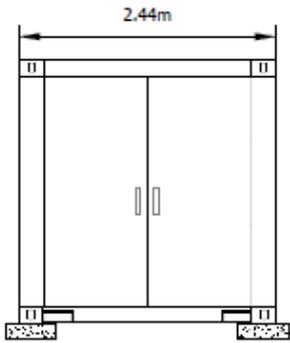


END ELEVATION

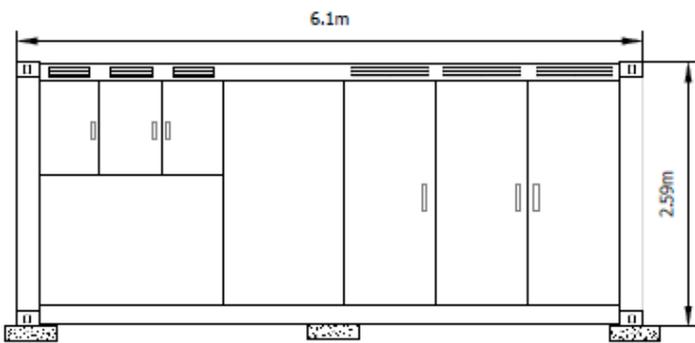
Inverter Units



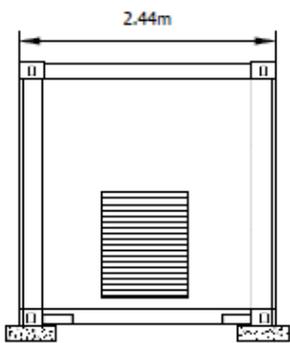
FRONT ELEVATION



END ELEVATION

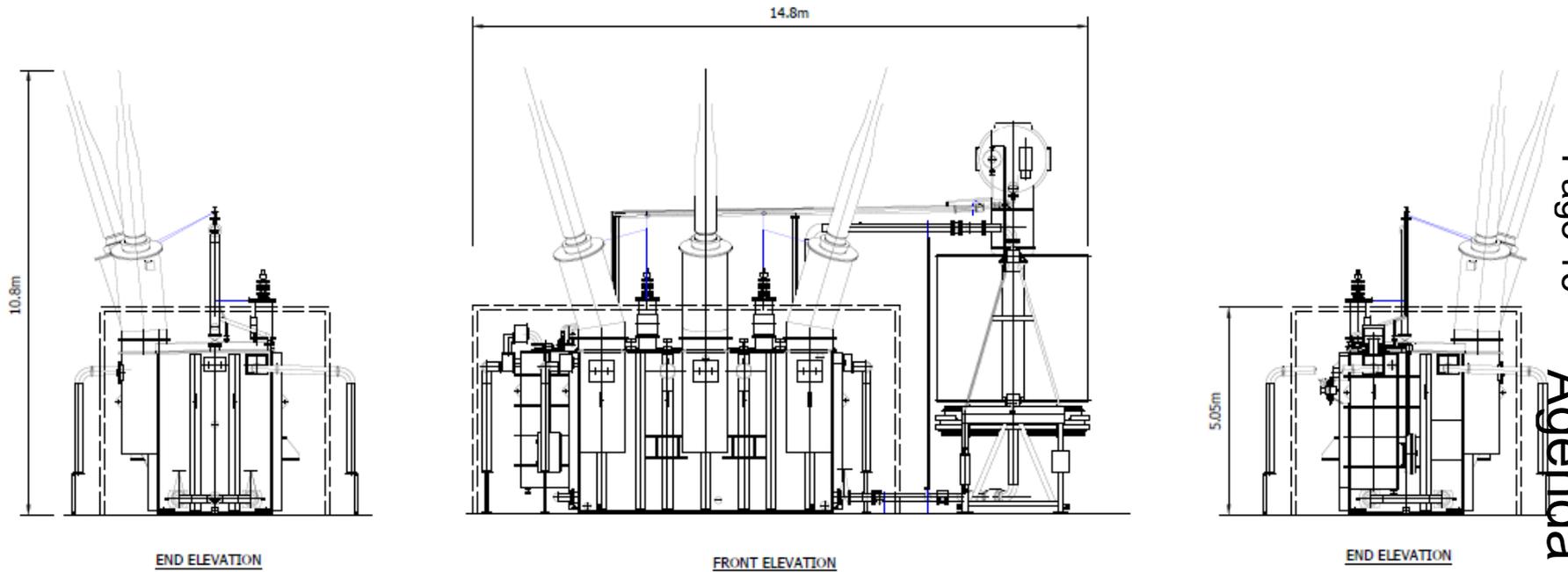


REAR ELEVATION



END ELEVATION

Transformers



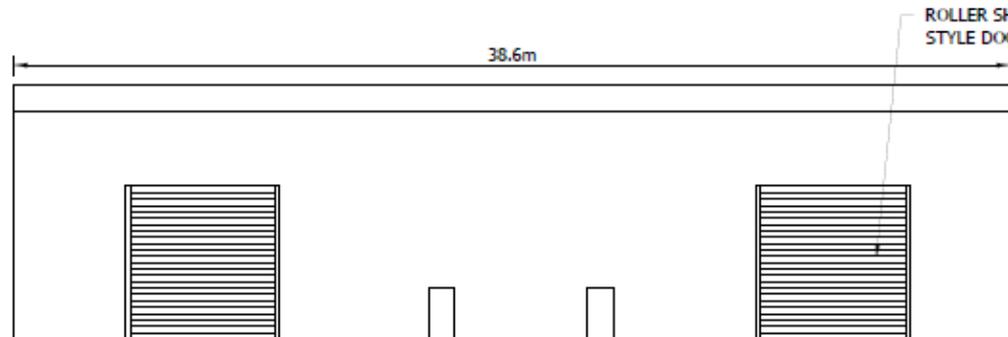
Energy Management Building



PLAN

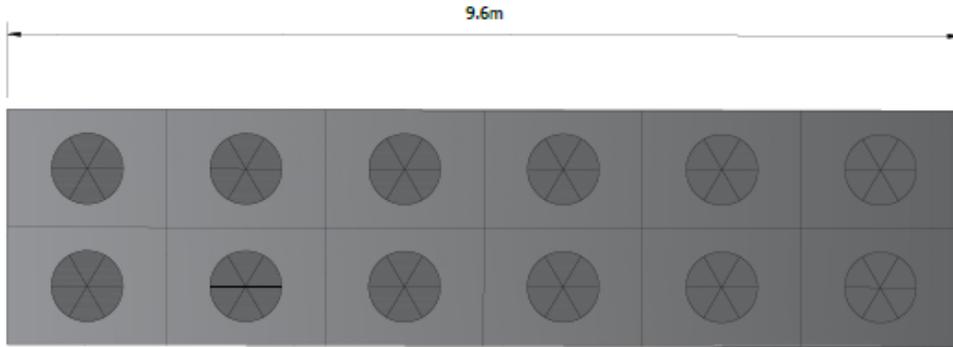


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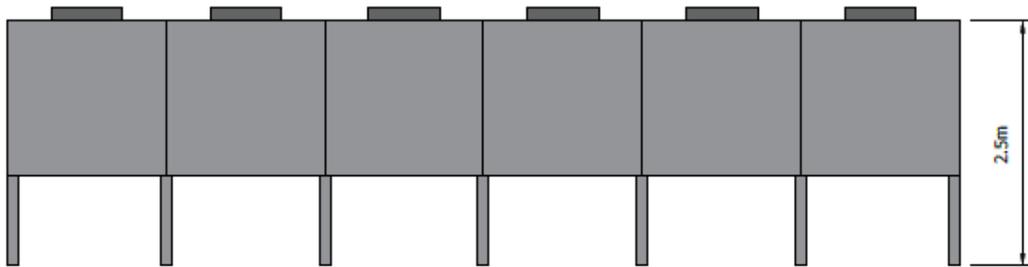


ELEVATION

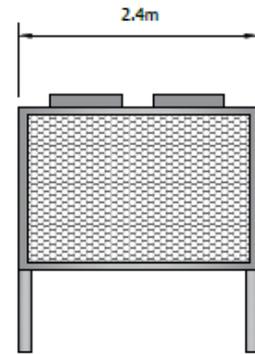
Coolers



PLAN

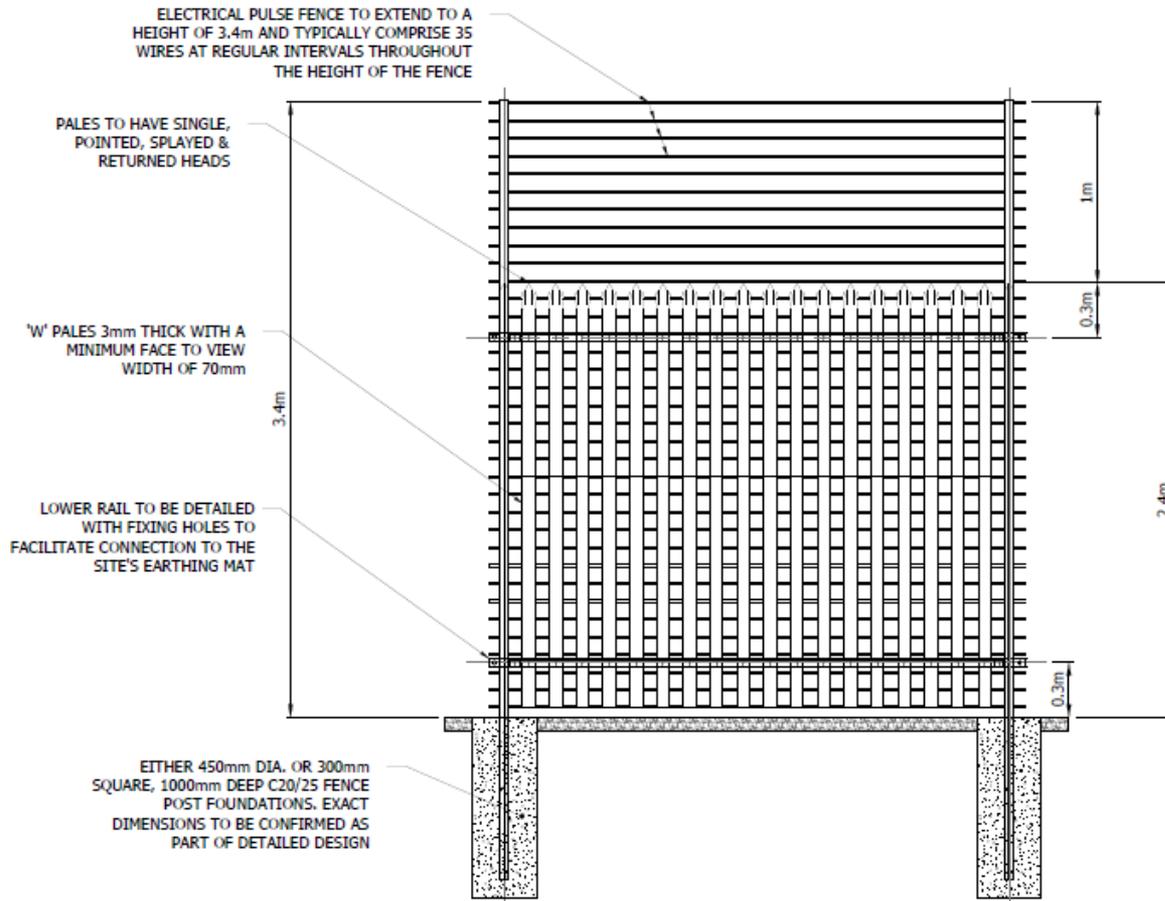


ELEVATION

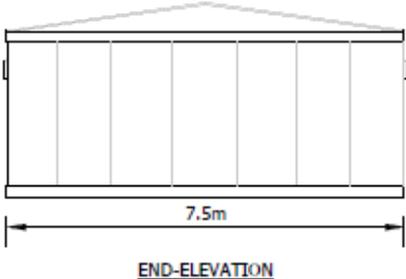
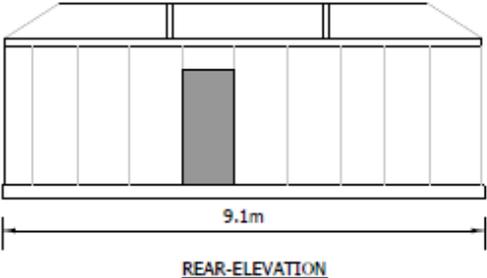
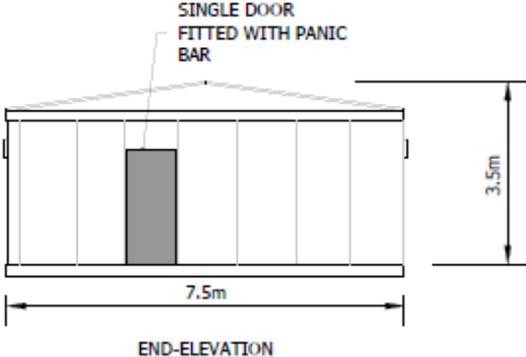
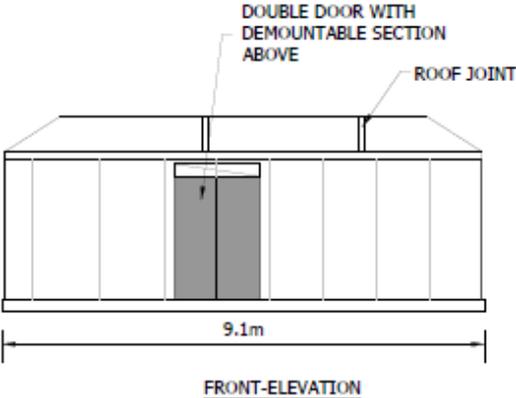


END ELEVATION

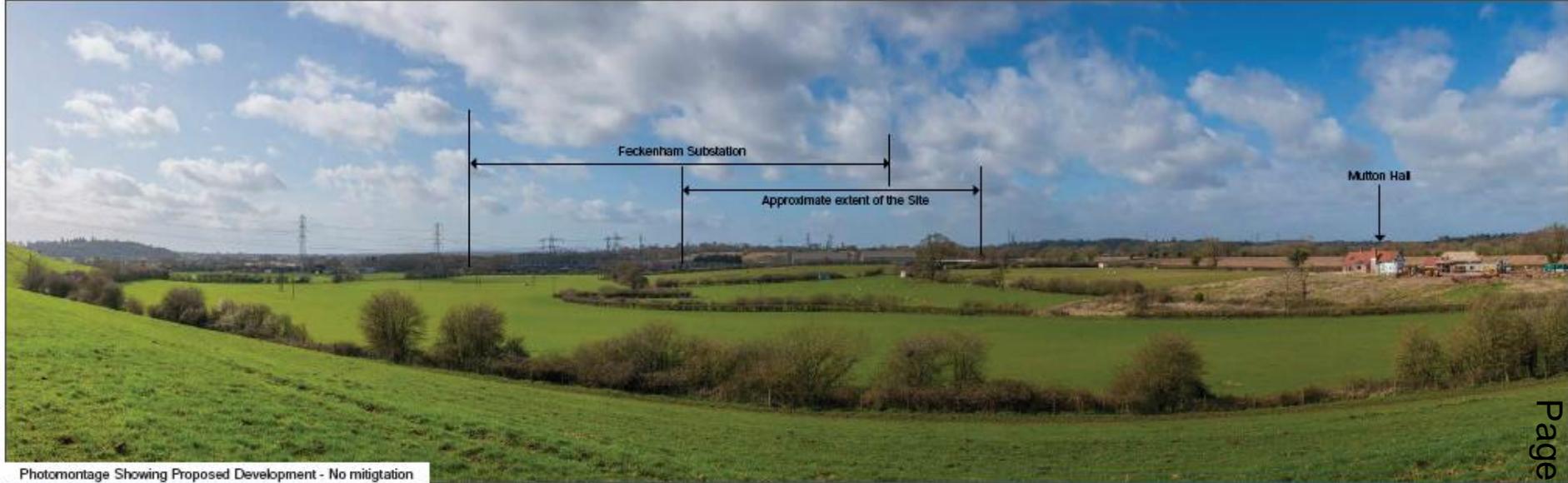
Fencing



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

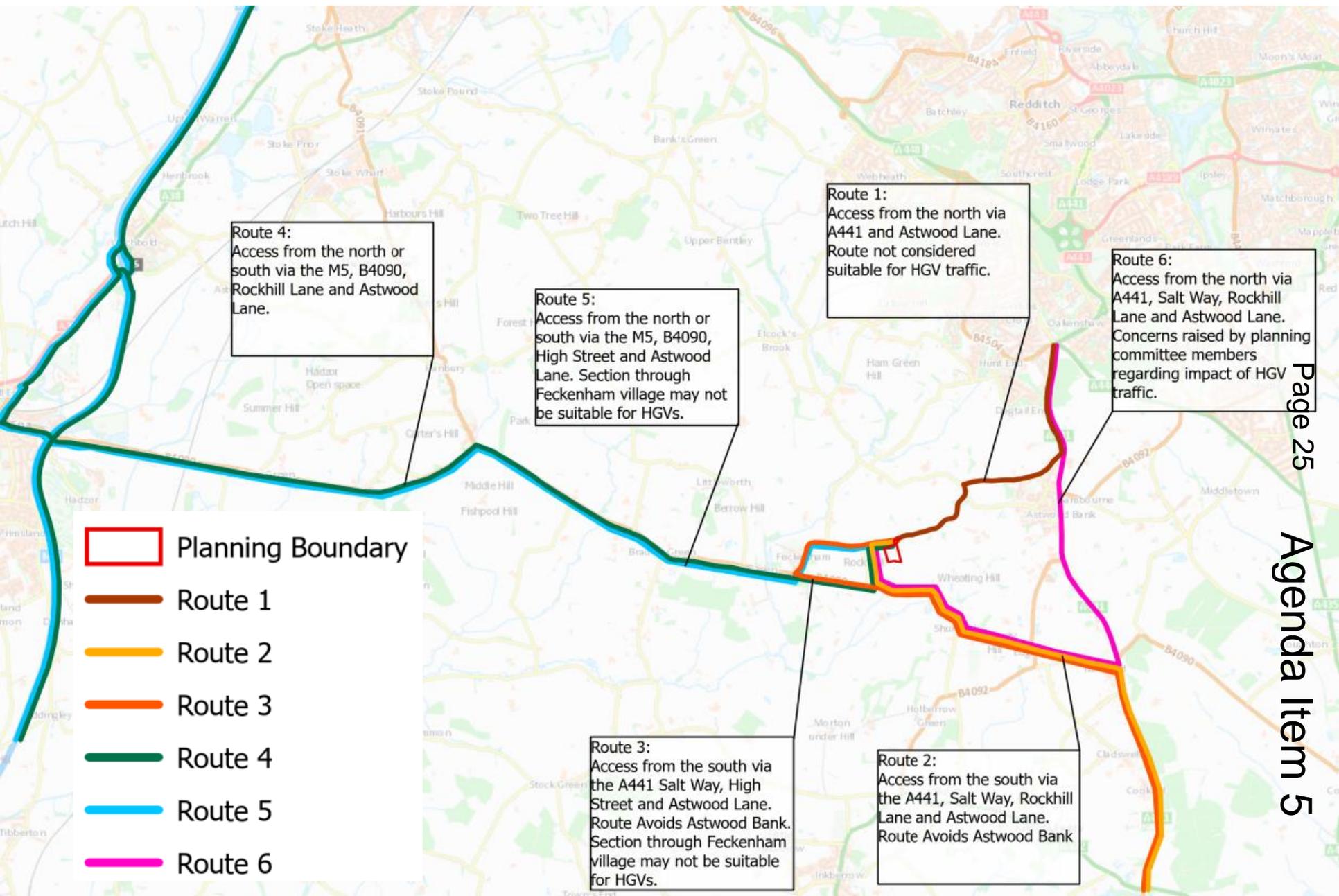


Photomontage Showing Proposed Development - No mitigation



Photomontage Showing Proposed Development - Mitigation Year 15

HGV Routing Plan



Route 4:
Access from the north or south via the M5, B4090, Rockhill Lane and Astwood Lane.

Route 5:
Access from the north or south via the M5, B4090, High Street and Astwood Lane. Section through Feckenham village may not be suitable for HGVs.

Route 1:
Access from the north via A441 and Astwood Lane. Route not considered suitable for HGV traffic.

Route 6:
Access from the north via A441, Salt Way, Rockhill Lane and Astwood Lane. Concerns raised by planning committee members regarding impact of HGV traffic.

 **Planning Boundary**

 **Route 1**

 **Route 2**

 **Route 3**

 **Route 4**

 **Route 5**

 **Route 6**

Route 3:
Access from the south via the A441 Salt Way, High Street and Astwood Lane. Route Avoids Astwood Bank. Section through Feckenham village may not be suitable for HGVs.

Route 2:
Access from the south via the A441, Salt Way, Rockhill Lane and Astwood Lane. Route Avoids Astwood Bank

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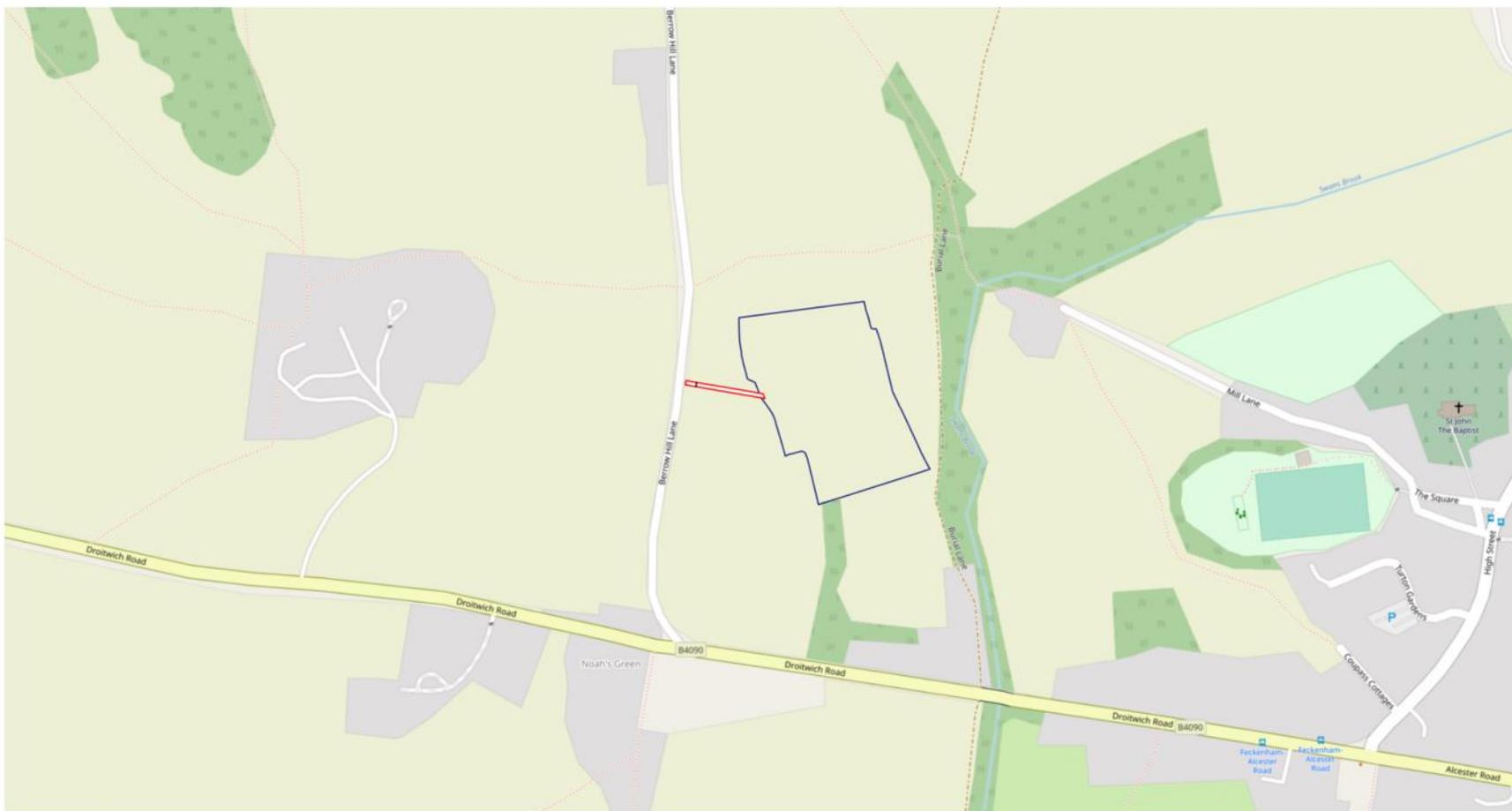
21/00799/FUL

Land East Of Berrowhill Lane, Feckenham, B96 6QJ

Agricultural Track

Recommendation:
GRANT subject to conditions

Site Location



Produced on May 9, 2021.
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100 m
Scale 1:5000 (at A4)

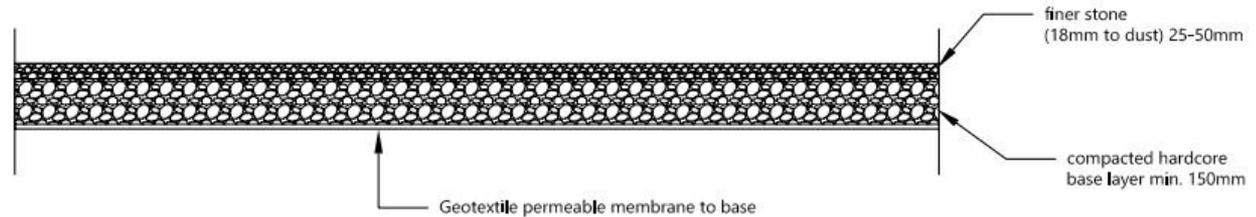


Block Plan



Track Cross Section

TRACK CROSS SECTION



Project:
Agricultural track and hardstanding

Dwg name:
Cross section

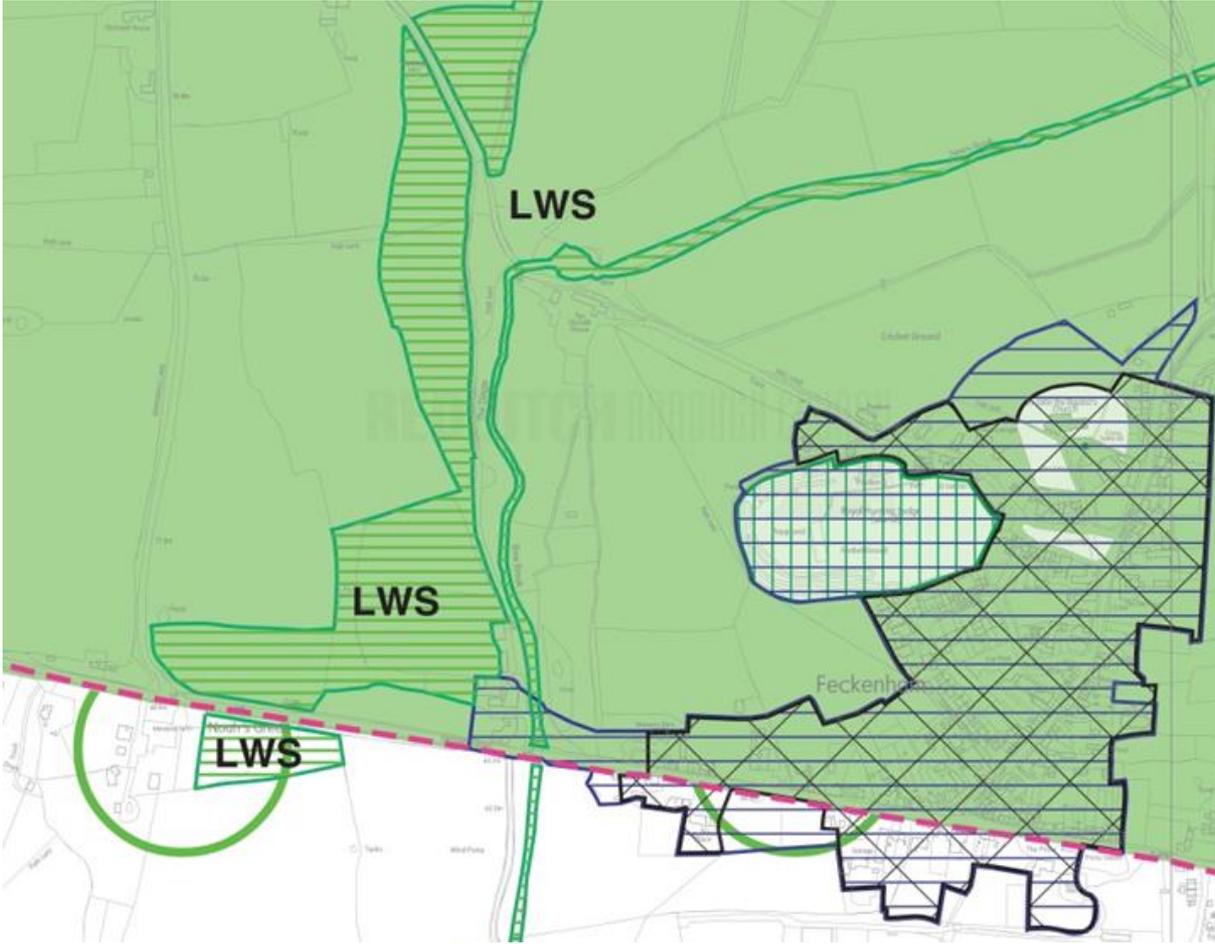
Dwg no: 01	Rev:	Scale: 1:20 @ A4
Email: team@theruralplanning.co.uk	Drawn by: SM	Date: April 2021

The Rural
Planning Co

Aerial Photograph

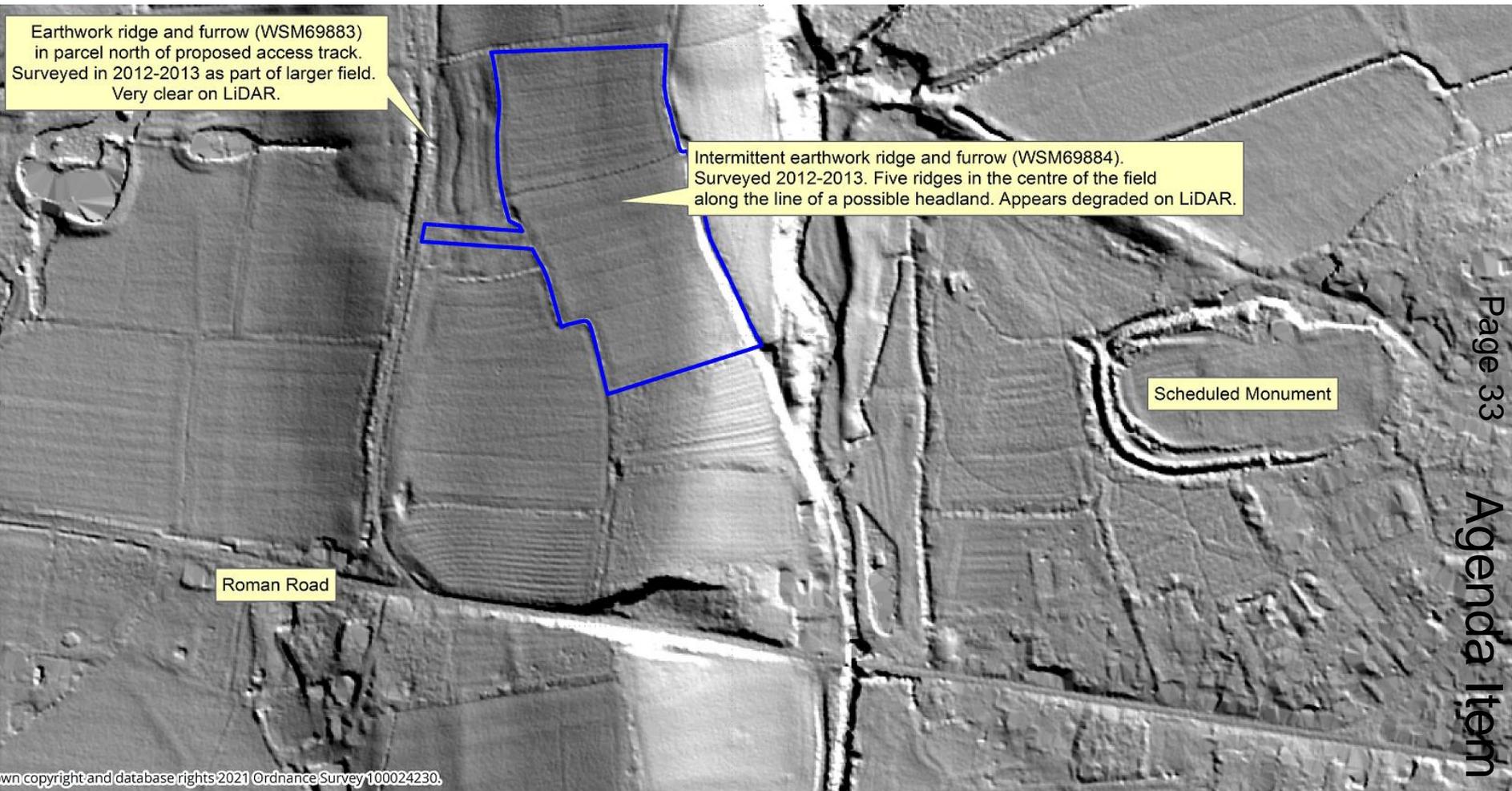


Planning Policy Land Designation



-  Village Settlement
(Policy 2 Settlement Hierarchy)
-  Green Belt
(Policy 8 Green Belt)
-  Open Countryside
(Policy 9 Open Countryside)
-  Designated Conservation Area (Policy 36 Historic Environment and Policy 38 Conservation Areas)
-  Scheduled Monuments
(Policy 36 Historic Environment and Policy 37 Historic Buildings and Structures)
-  Special Wildlife Site
(Policy 16 Natural Environment)

LIDAR SURVEY (2011)



View looking east along proposed route of track



View looking west from end of proposed track looking west towards Berrowhill Lane



View looking south towards route of track along fence line



View of track as of 21/12/2021



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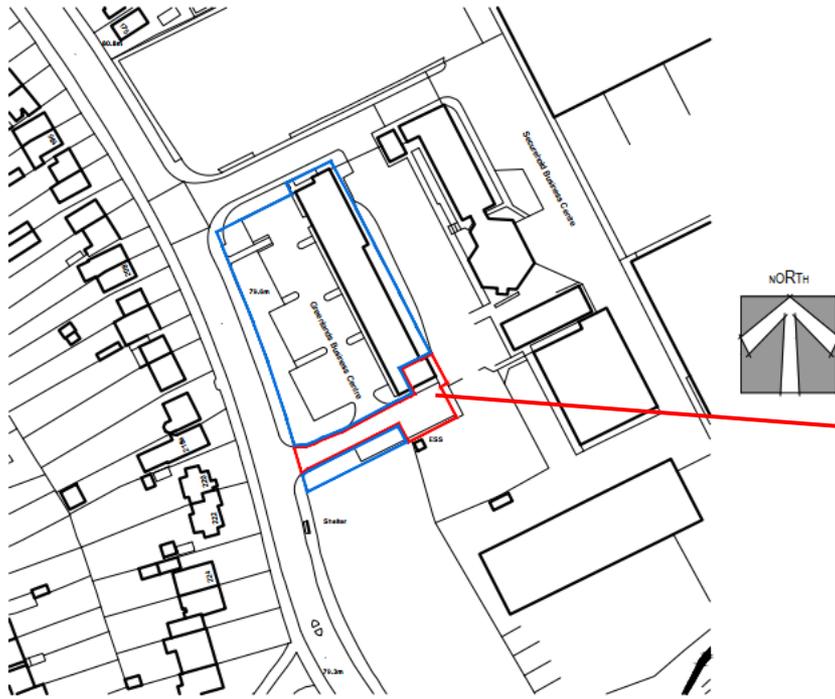
21/01619/FUL

Greenlands Business Centre, Studley Road
Redditch, B98 7HD

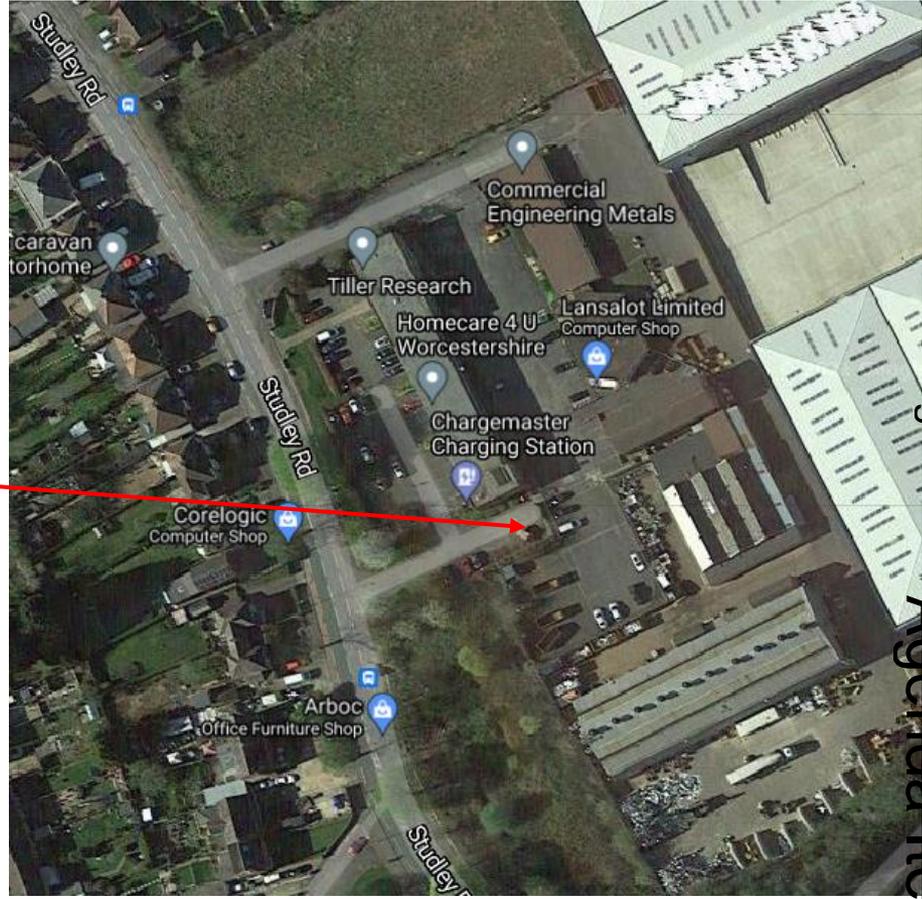
Proposed installation of air source heat pump to
service existing business centre

Recommendation:
GRANT subject to conditions

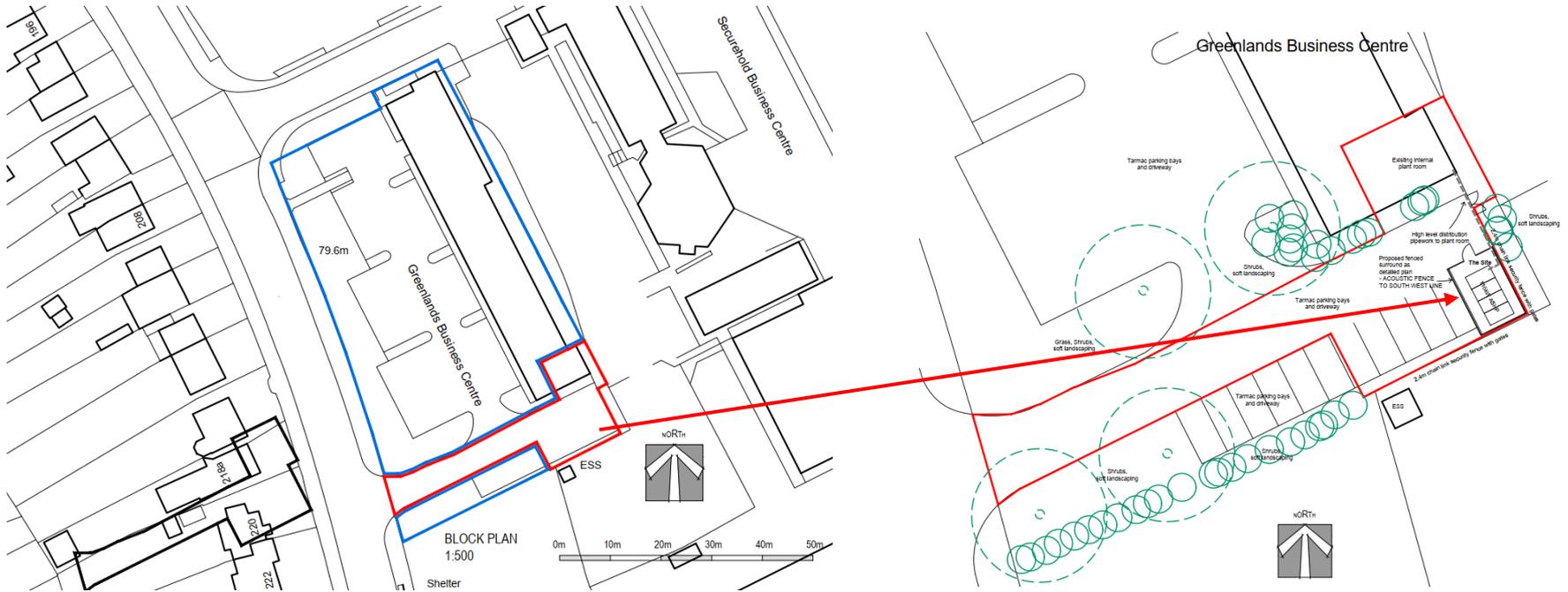
Site Location



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LOCATION PLAN
1:1250
0m 20m 40m 60m



Block Plan



Proposed Plans



IMAGE 01: EXAMPLE OF ENCLOSURE



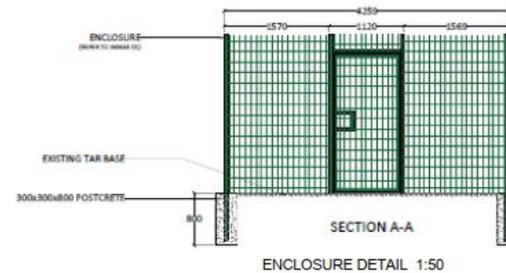
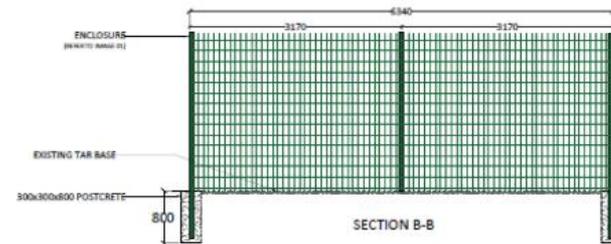
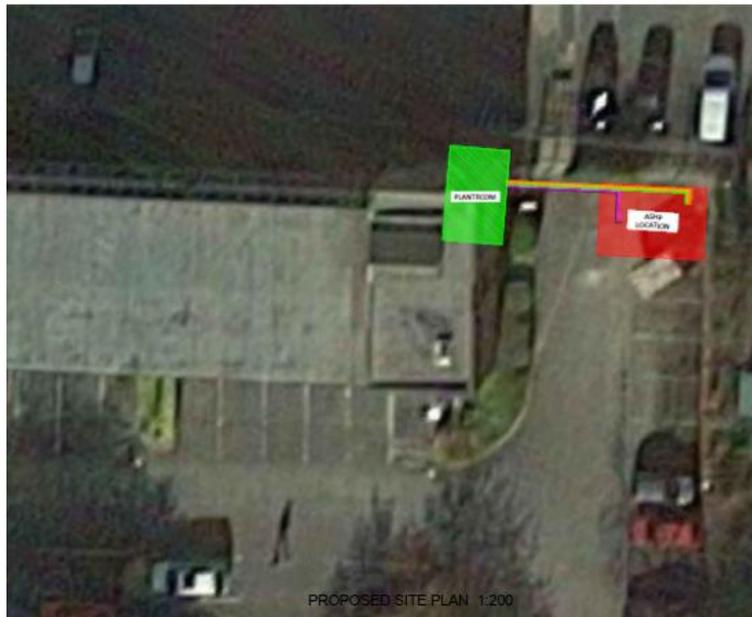
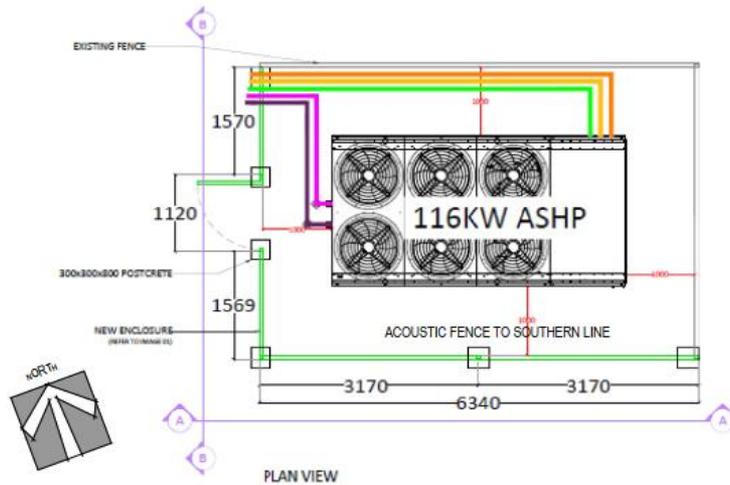
IMAGE 02: ASHP LOCATION



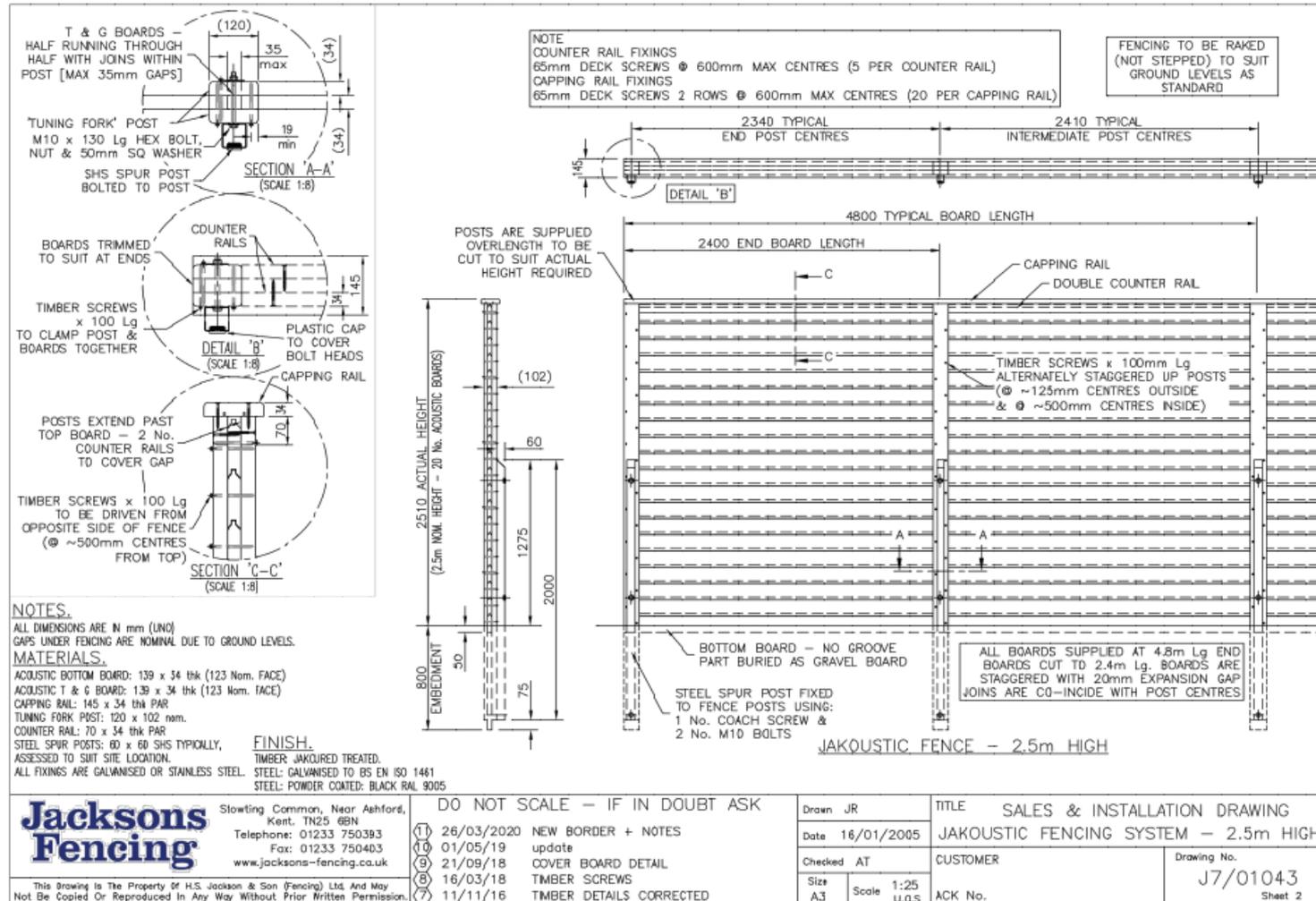
IMAGE 03: PLANTROOM



IMAGE 04: BIGFOOT SYSTEM



Proposed Acoustic Fence



Jacksons Fencing

Slowing Common, Near Ashford,
 Kent. TN25 6BN
 Telephone: 01233 750393
 Fax: 01233 750403
 www.jacksons-fencing.co.uk

DO NOT SCALE - IF IN DOUBT ASK

①	26/03/2020	NEW BORDER + NOTES
②	01/05/19	update
③	21/09/18	COVER BOARD DETAIL
④	16/03/18	TIMBER SCREWS
⑤	11/11/16	TIMBER DETAILS CORRECTED

Drawn	JR
Date	16/01/2005
Checked	AT
Size	A3
Scale	1:25 U.O.S

TITLE SALES & INSTALLATION DRAWING
 JAKOUSTIC FENCING SYSTEM - 2.5m HIGH

CUSTOMER	
ACK No.	

Drawing No.
J7/01043
 Sheet 2

This Drawing is The Property of H.S. Jackson & Son (Fencing) Ltd. And May Not Be Copied Or Reproduced In Any Way Without Prior Written Permission.

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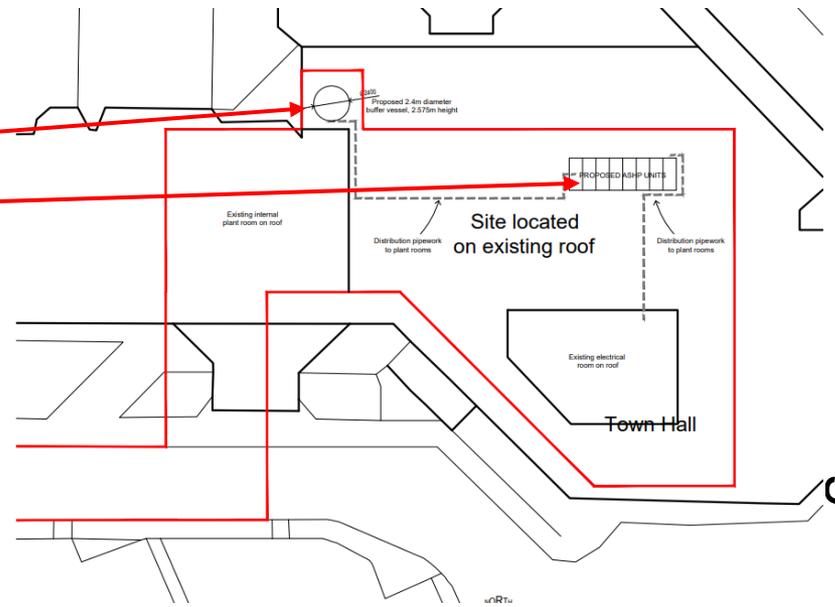
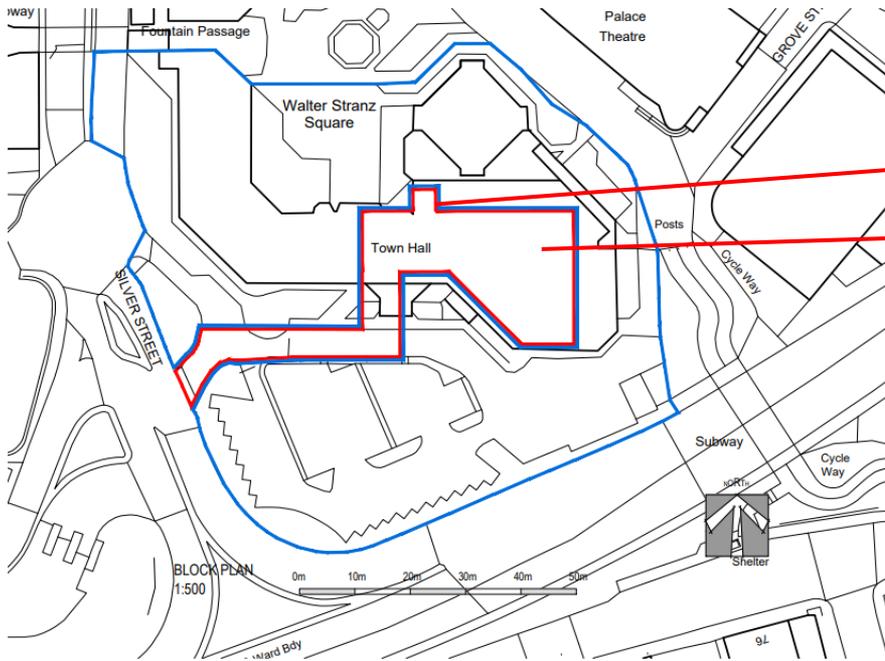
21/01619/FUL

Town Hall, Walter Stranz Square, Redditch
B98 8AH

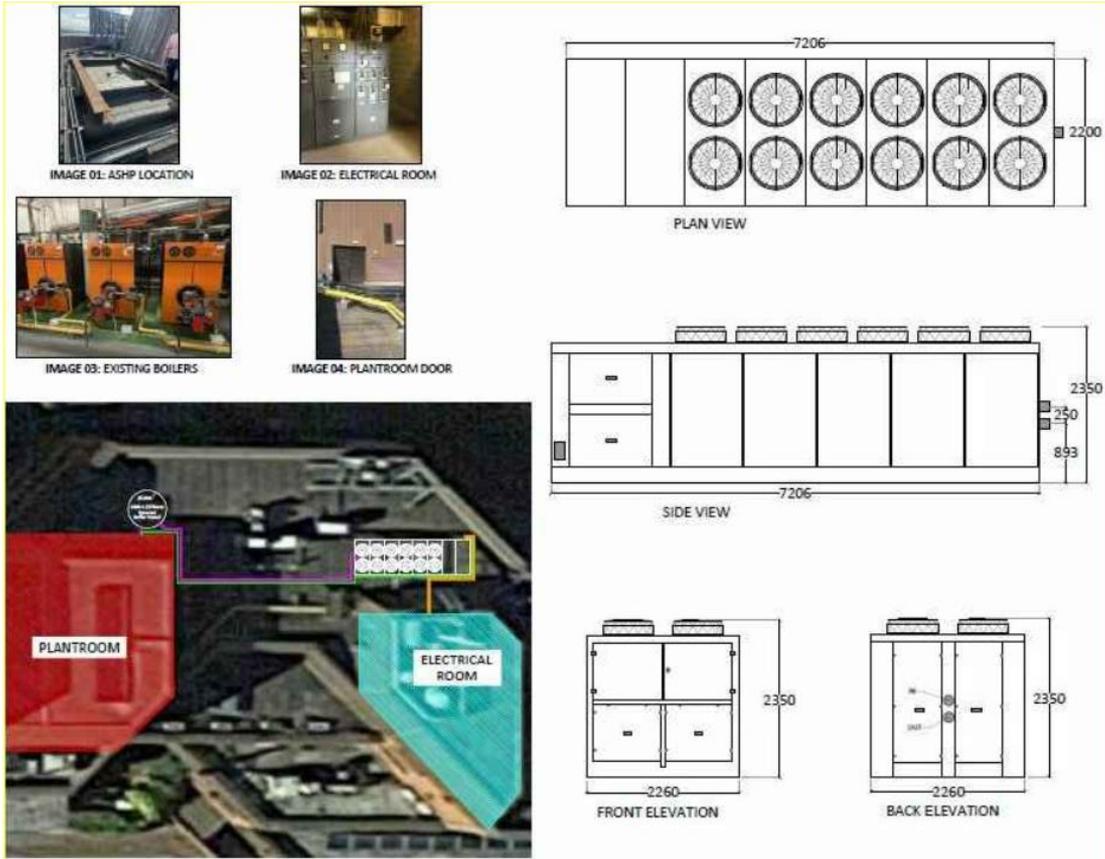
Proposed installation of air source heat pump and associated equipment including external buffer vessel

Recommendation:
GRANT subject to conditions

Block Plan



Proposed Plans



Air Source Heat Pump



Example image of Buffer Vessel