

Site Plans and Presentations Pack



Planning Committee

Wed 8 Jun
2022
7.00 pm

Council Chamber
Town Hall
Walter Stranz Square
Redditch



www.redditchbc.gov.uk

If you have any queries on this Agenda please contact

**Pauline Ross
Democratic Services Officer**

Town Hall, Walter Stranz Square, Redditch, B98 8AH

Tel: 01527 881406

e.mail: p.ross@bromsgroveandredditch.gov.uk



Planning

COMMITTEE

Wednesday, 8th June, 2022

7.00 pm

Council Chamber Town Hall

Agenda

Membership:

Cllrs:	Michael Chalk (Chair)	Alex Fogg
	Timothy Pearman (Vice-Chair)	Andrew Fry
	Imran Altaf	Bill Hartnett
	Tom Baker-Price	Gareth Prosser
	Brandon Clayton	

4. Application 22/00016/FUL - Land at Middlehouse Lane, Enfield, Redditch - West Mercia Police and Crime Commissioner (Pages 1 - 22)
5. Application 22/00329/S73 - Lidl Store, Battens Drive, Redditch, Worcestershire, B98 0LJ - Lidl Great Britain Limited (Pages 23 - 26)

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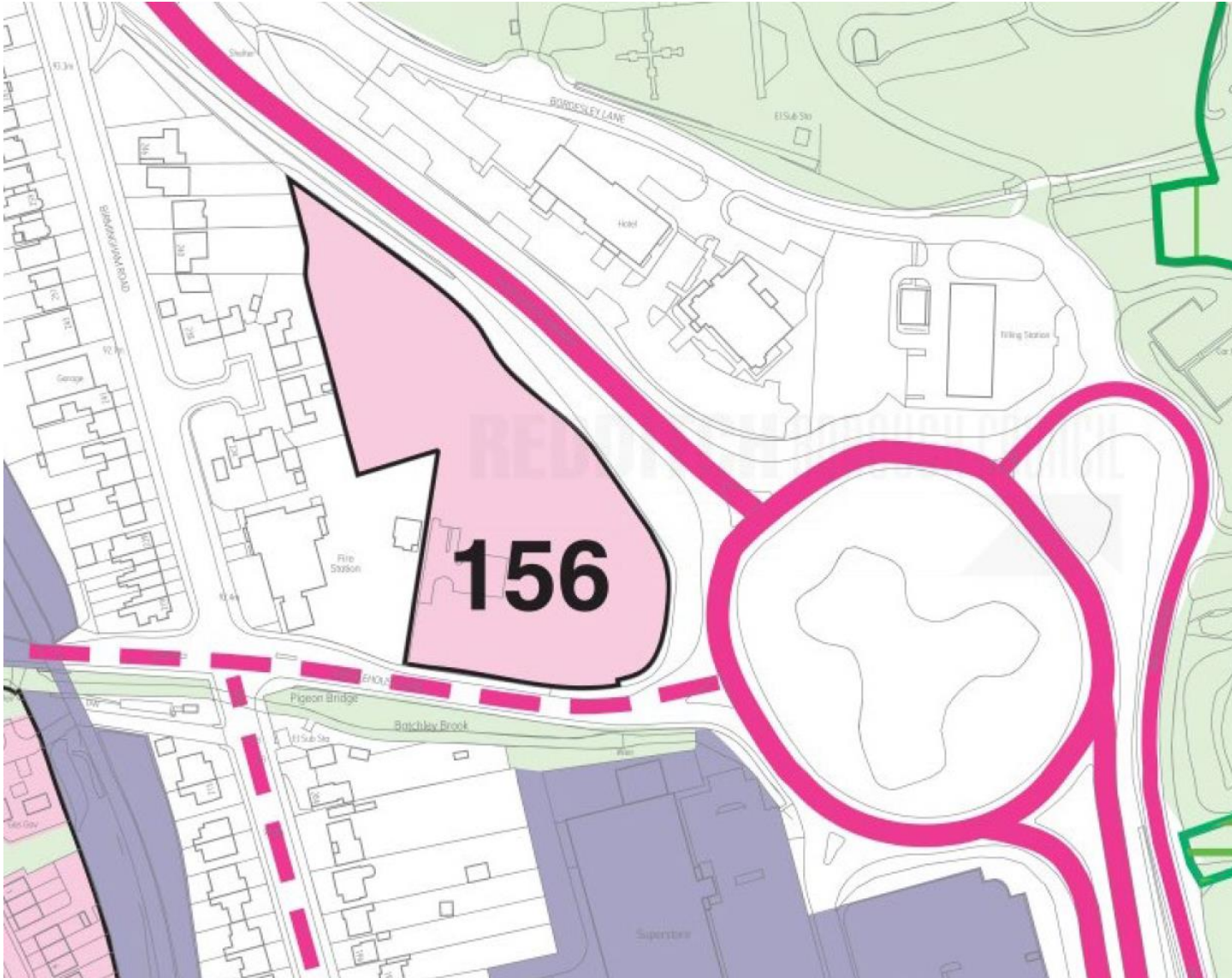
22/00016/FUL

Land at Middlehouse Lane, Redditch

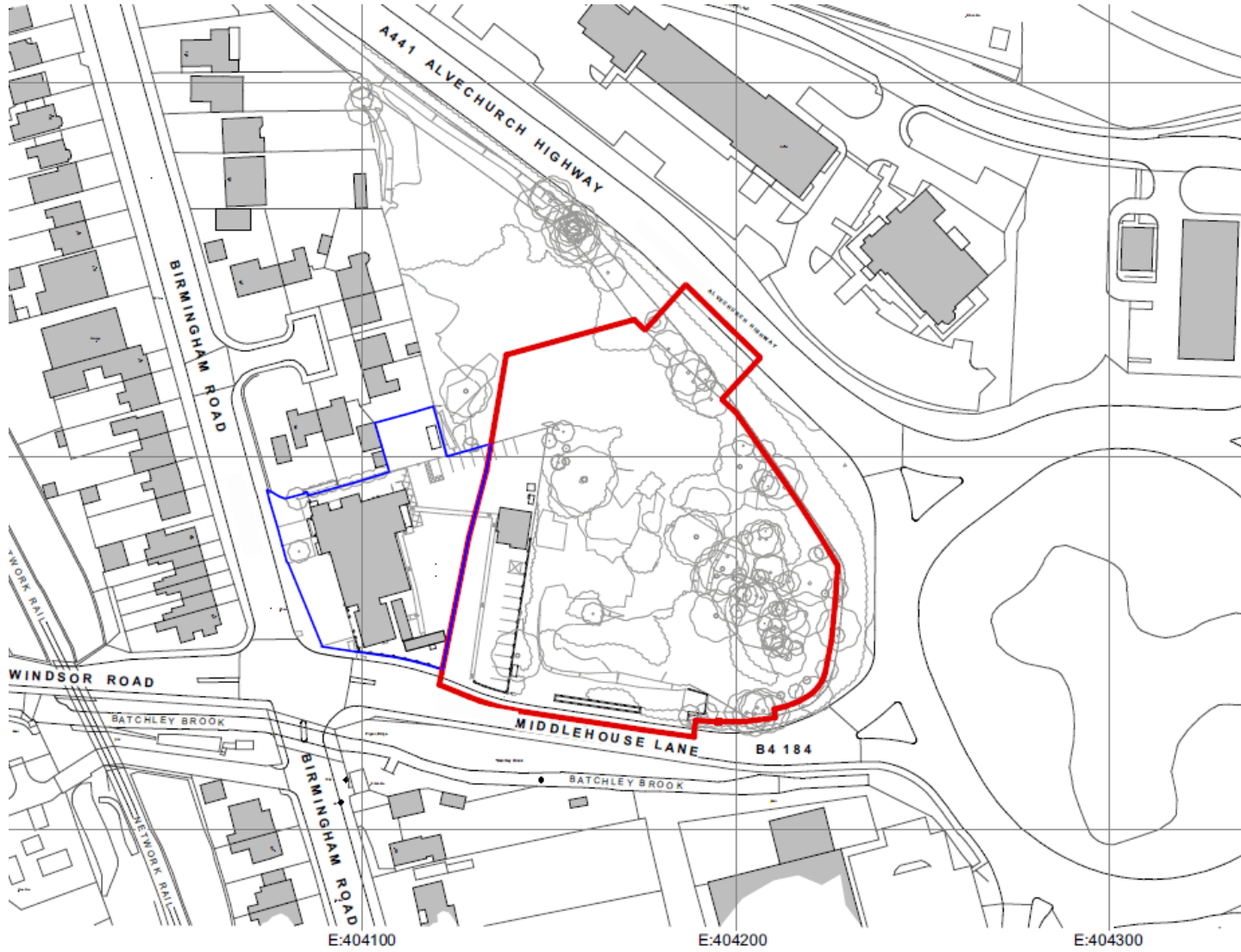
Full planning application for the demolition of existing training tower and erection of three-storey combined Emergency Services Hub building, training tower, associated car parking and cycle storage, at-grade external training area, re-fuel facility, sub-station, 35-metre telecommunications antenna, vehicular access and associated works

Recommendation: grant subject to conditions

Policies Map Extract



Site Location



Aerial views

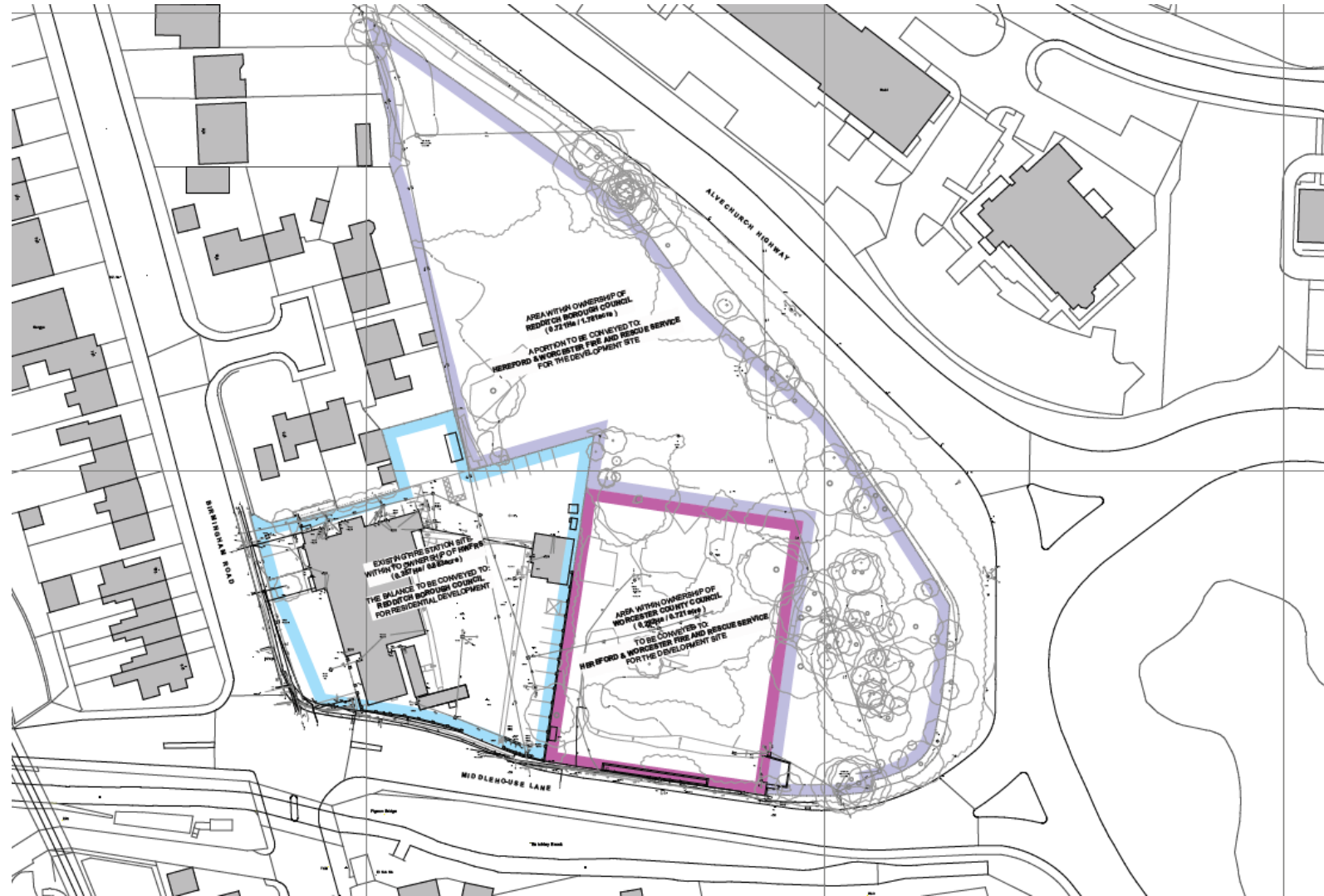


Aerial View of Site (2021)






Aerial View of Site (2007) Showing Former Adult Education Centre Buildings

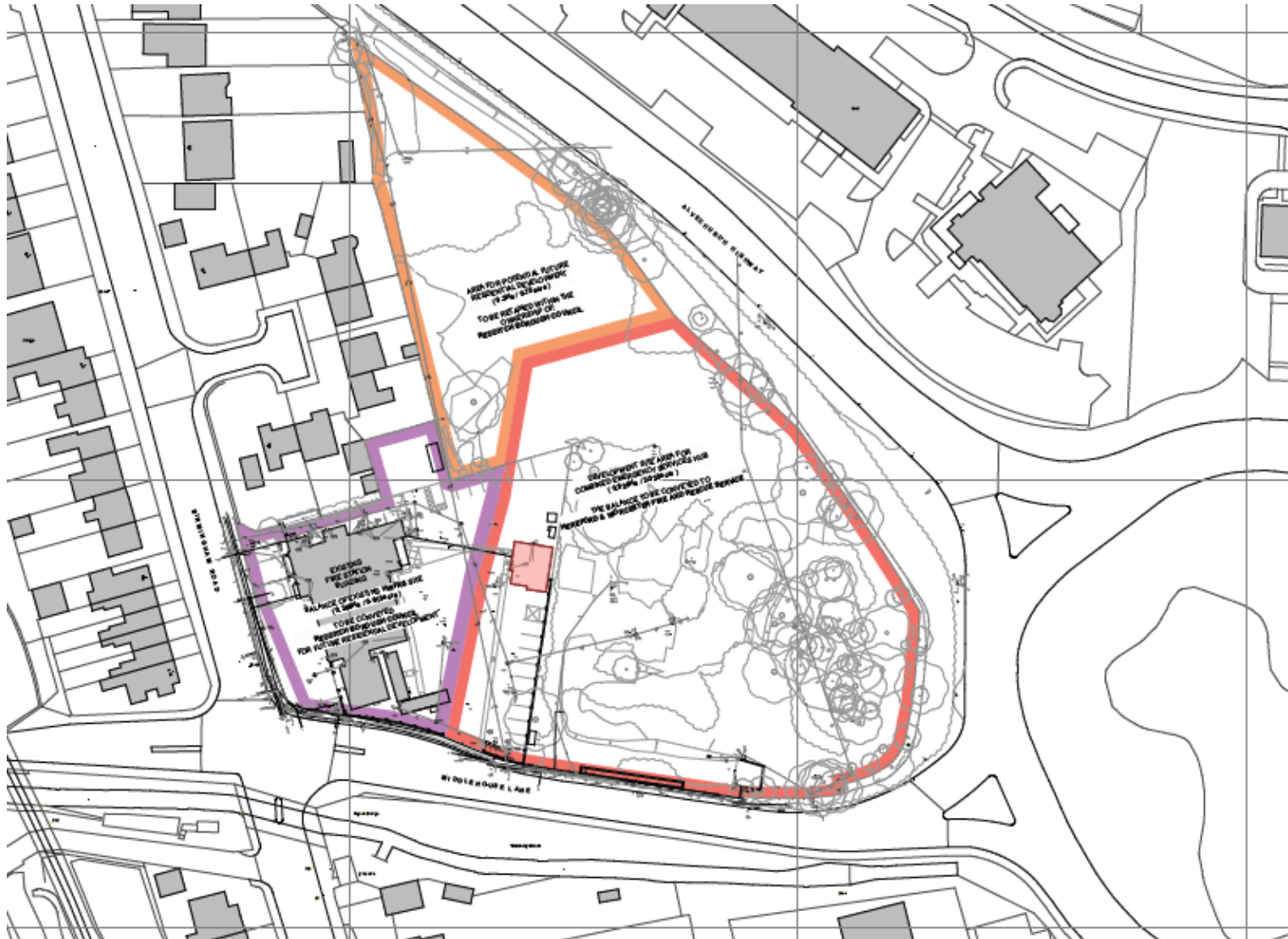
Ownership plan - existing



NOTE:
 THE EXTENTS OF OWNERSHIP INDICATED IS BASED UPON COPIES OF EXTRACTS OF HM LAND REGISTRY TITLES: WR131716 / WR123828 / WR117738 TAKEN 05 SEPT 2021 PROVIDED BY HMFRS.
 TOGETHER WITH RED LINE BOUNDARY DRAWINGS SUPPLIED BY HMFRS 19 AUG 2021
 THE BOUNDARY LINES HAVE BEEN ADJUSTED AS APPROPRIATE TO KNOWN PHYSICAL FEATURES AS IDENTIFIED BY THE TOPOGRAPHICAL SURVEY GREENHATCH GROUP 4 1372-T DATED 05 SEPT 2021.
 THE BOUNDARY LINES ARE TO BE CHECKED AND CONFIRMED BY THE CLIENT BODY TAKING COGNISANCE OF ANY OTHER CHARGES, COVENANTS, EASEMENTS, CAUTIONS, NOTICES AND RESTRICTIONS ETC OVER THE LAND AS DETAILED IN AN OFFICIAL COPY OF THE REGISTERED TITLE.
 AREAS OUTWITH THE TOPO SURVEY ARE BASED UPON ORDANCE SURVEY DATA OBTAINED 19 AUG 2021
 ALL AREAS ARE APPROXIMATE AND ARE SUBJECT TO FURTHER DESIGN DEVELOPMENT.

- KEY:**
-  Redditch Borough Council
 -  Hereford & Worcester Fire and Rescue Service
 -  Worcester County Council

Ownership plan - proposed



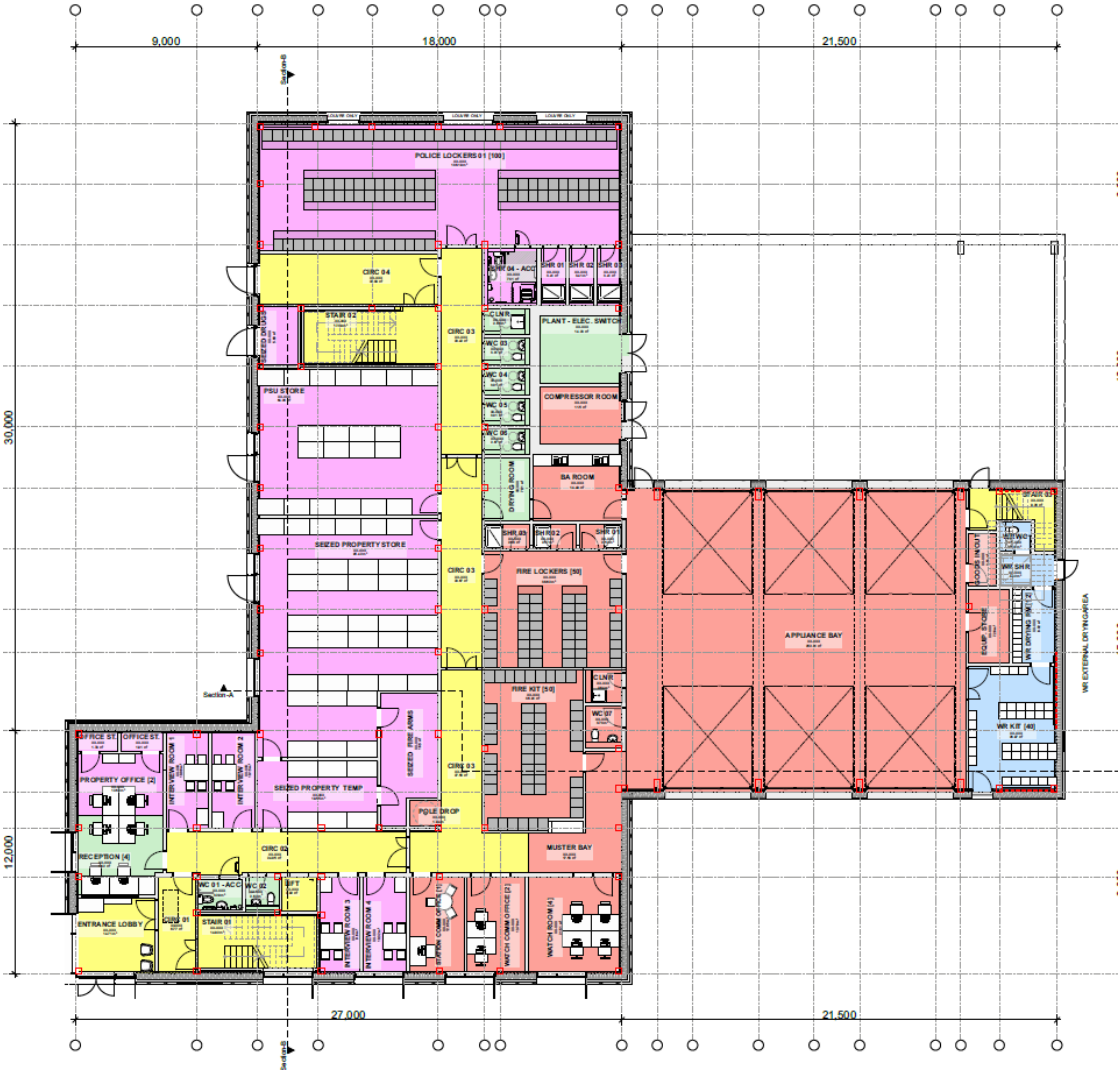
NOTE:
 THE EXTENTS OF OWNERSHIP INDICATED IS BASED UPON
 COPIES OF EXTRACTS OF HMLAND REGISTRY TITLE
 MAPS (HEREIN REFERRED TO AS 'THE MAPS') DATED 08 SEP 2021
 PROVIDED BY HMFRS
 TOGETHER WITH RED LINE BOUNDARY DRAWINGS SUPPLIED
 BY HMFRS 16 AUG 2021
 THE BOUNDARY LINES HAVE BEEN ADJUSTED AS APPROPRIATE
 TO KNOWN PHYSICAL FEATURES AS IDENTIFIED BY THE
 TOPOGRAPHICAL SURVEY GROUND HATCH GROUP 4123-T
 DATED 08 SEPT 2021
 THE BOUNDARY LINES ARE TO BE CHECKED AND CONFIRMED
 BY THE CLIENT BODY TAKING CONSIDERATION OF ANY OTHER
 CHARGES, COVENANTS, EASEMENTS, CAUTIONS, NOTICES
 AND RESTRICTIONS ETC OVER THE LAND AS DETAILED IN AN
 OFFICIAL COPY OF THE REGISTERED TITLE.
 ARE AS SHOWN WITH THE TOPO SURVEY ARE BASED UPON
 ORDINANCE SURVEY DATA OBTAINED 16 AUG 2021
 ALL AREAS ARE APPROXIMATE AND ARE SUBJECT TO FURTHER
 DESIGN DEVELOPMENT.

- KEY:**
- Redditch Borough Council
 - Hereford & Worcester Fire and Rescue Service
 - Redditch Borough Council

Proposed site plan



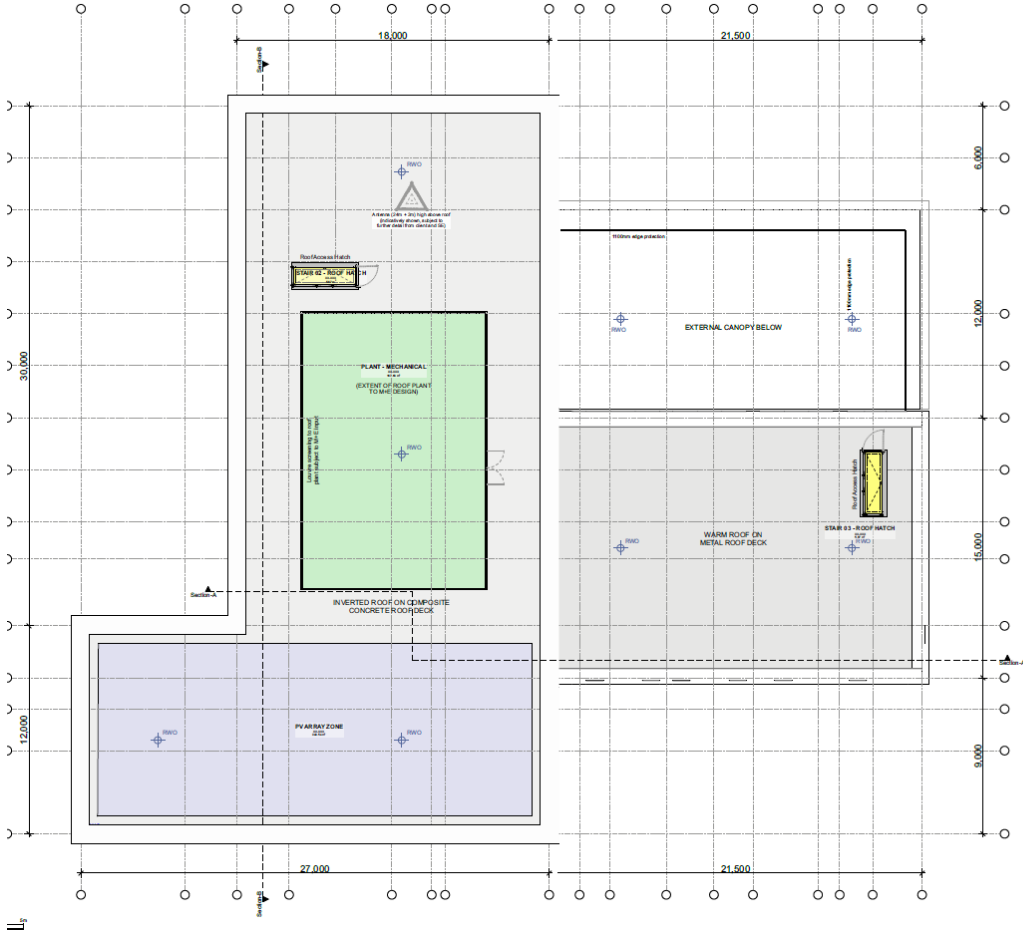
Proposed ground floor plans



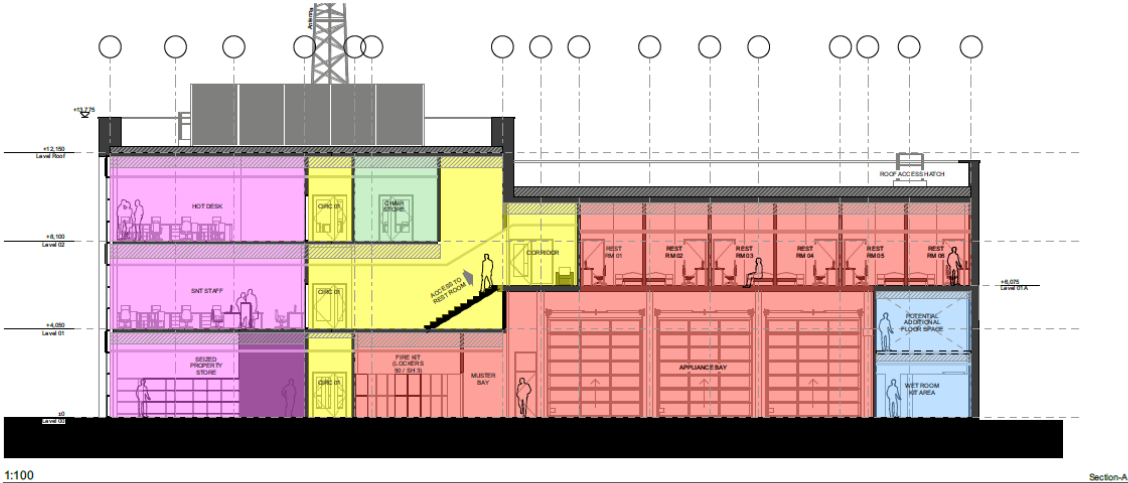
Proposed first (left) & second (right) floor plans



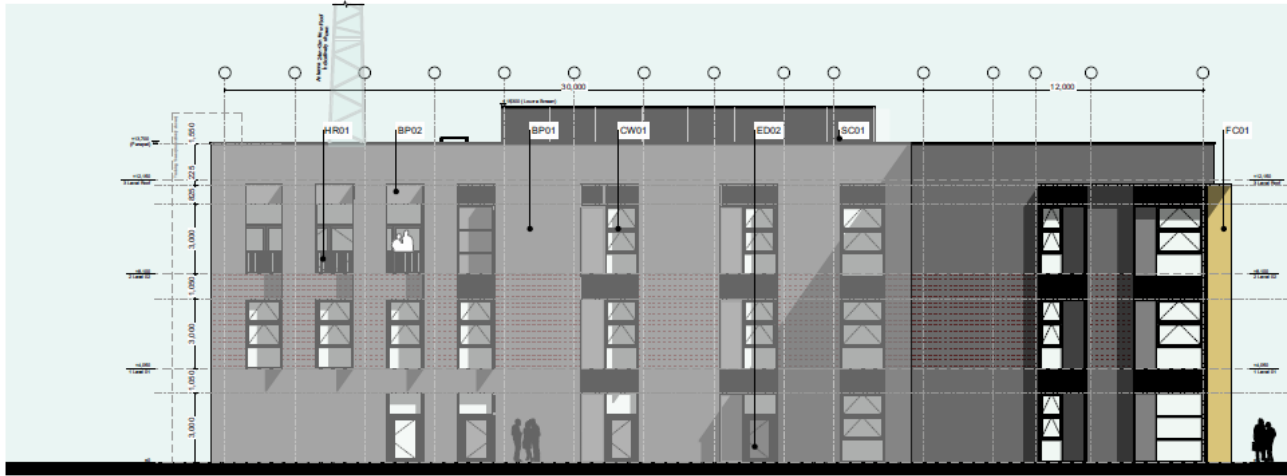
Proposed roof plan



Sections



Elevations



1:100

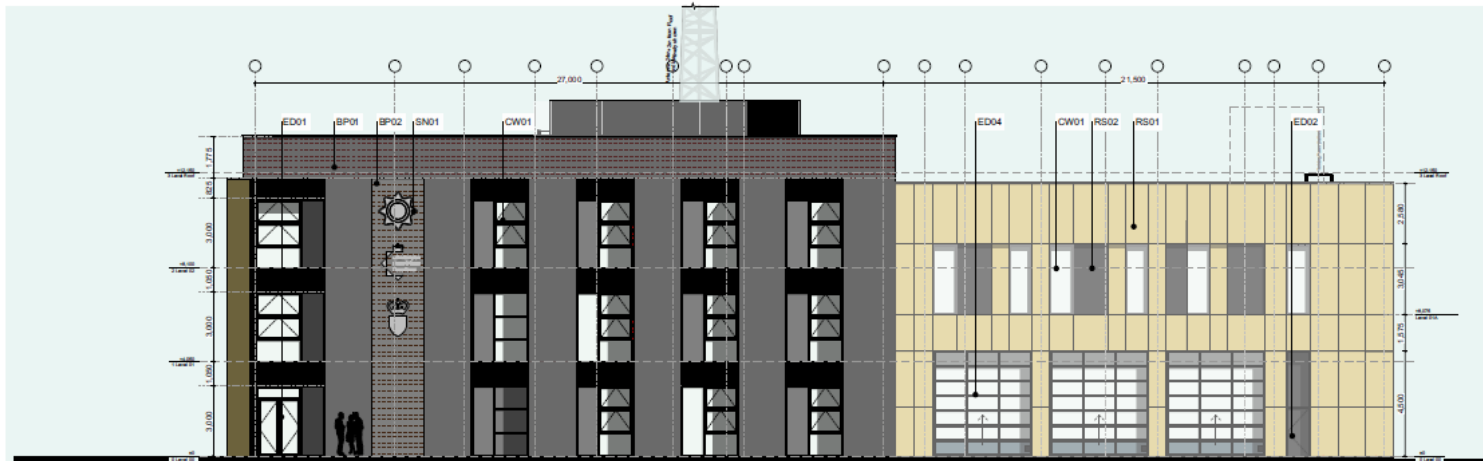
West Elevation

External Envelope Materials Key:

- ED01 External Door - Aluminium Framed Fully Glazed Door
- ED02 External Door - Steel Door
- ED03 External Door - Louvred Door
- ED04 External Door - Vehicle Access Door
- CW01 Aluminium Curtain Walling System (incorporating glass / spandrel / louvres etc)
With PPC Aluminium reveal to perimeter of brick openings
- RF01 Main Building Roof
Composite Concrete Roof Deck with insulation inverted waterproofing system and ballast
- RF02 Appliance Bay Roof
Structural Metal Deck with insulation and single polymeric waterproofing system
- RF03 External Terrace
Composite Concrete Roof Deck with insulation inverted waterproofing system and paving
- RS01 Rainscreen Cladding System - PPC Aluminium with Composite Carier Panel
- RS02 Rainscreen Cladding System - PPC Aluminium with Composite Carier Panel
- FC01 Feature Cladding System - PPC Aluminium Fins
- HR01 Stainless Steel Handrail with PPC Steel Vertical Bar Balustrade
- CP01 Appliance Bay Canopy - PPC Aluminium Clad Canopy
- BP01 Brickwork Facade with Composite Panel Cladding Internal Liner
- BP02 Feature Recessed Brickwork Facade with Composite Panel Cladding Internal Liner
- SC01 PPC Aluminium Louvre / Screen to Roof Mounted Plant Equipment
- LV01 PPC Aluminium Louvres to Mechanic Plant Room
- SN01 Building Mounted Signage (Indicatively shown)

1:100

Key-Elevation Key



1:100

South Elevation

Elevations

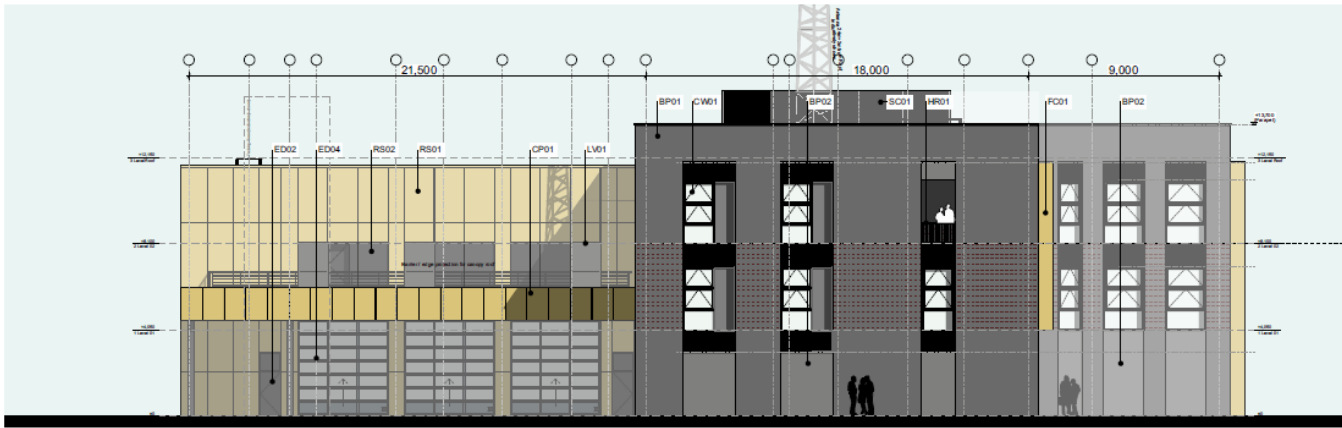


1:100 East Elevation

External Envelope Materials Key:

- ED01 External Door - Aluminium Framed Fully Glazed Door
- ED02 External Door - Steel Door
- ED03 External Door - Louvered Door
- ED04 External Door - Vehicle Access Door
- CW01 Aluminium Curtain Walling System (incorporating glass / spandrel / louvers etc) With PPC Aluminium reveal to perimeter of brick openings
- RF01 Main Building Roof - Composite Concrete Roof Deck with insulation inverted waterproofing system and t
- RF02 Appliance Bay Roof - Structural Metal Deck with insulation and single polymeric waterproofing system
- RF03 External Terrace - Composite Concrete Roof Deck with insulation inverted waterproofing system and p
- RS01 Rainscreen Cladding System - PPC Aluminium with Composite Carrier Panel
- RS02 Rainscreen Cladding System - PPC Aluminium with Composite Carrier Panel
- FC01 Feature Cladding System - PPC Aluminium Fins
- HR01 Stainless Steel Handrail with PPC Steel Vertical Bar Balustrade
- CP01 Appliance Bay Canopy - PPC Aluminium Clad Canopy
- BP01 Brickwork Facade with Composite Panel Cladding Internal Liner
- BP02 Feature Recessed Brickwork Facade with Composite Panel Cladding Internal Liner
- SC01 PPC Aluminium Louvre / Screen to Roof Mounted Plant Equipment
- LV01 PPC Aluminium Louves to Mechanic Plant Room
- SN01 Building Mounted Signage (Indicatively shown)

1:100 Key-Elevation Key



1:100 North Elevation

Notes:
1. Refer to the relevant specification for the materials and finishes.
2. Refer to the relevant specification for the materials and finishes.

REV: 01
DATE: 01/10/2023
BY: J. J. J.

BOND

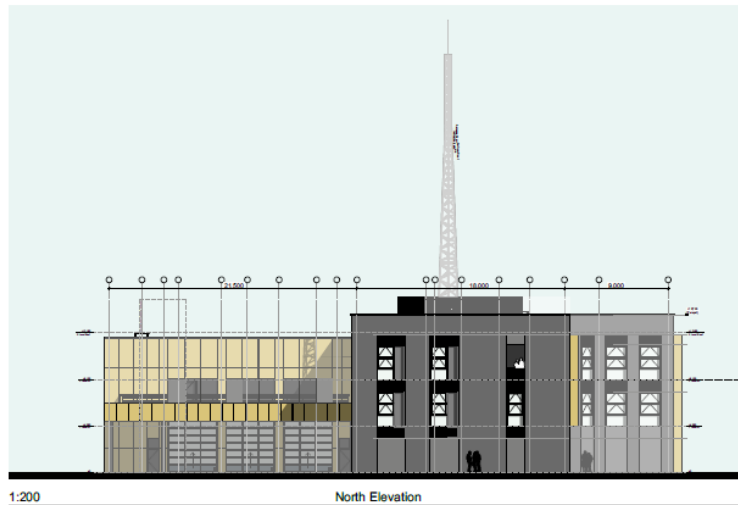
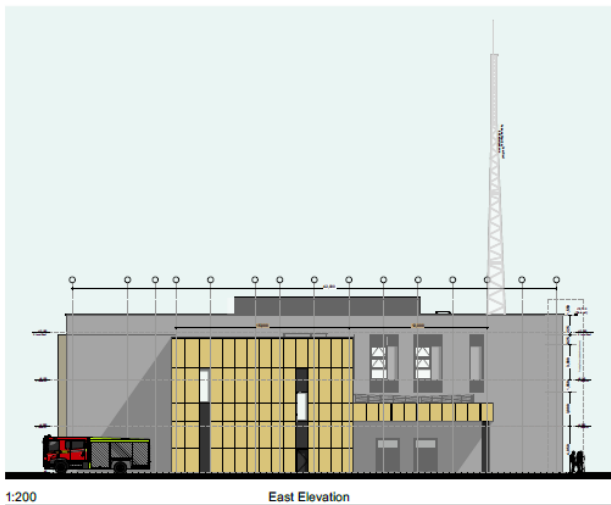
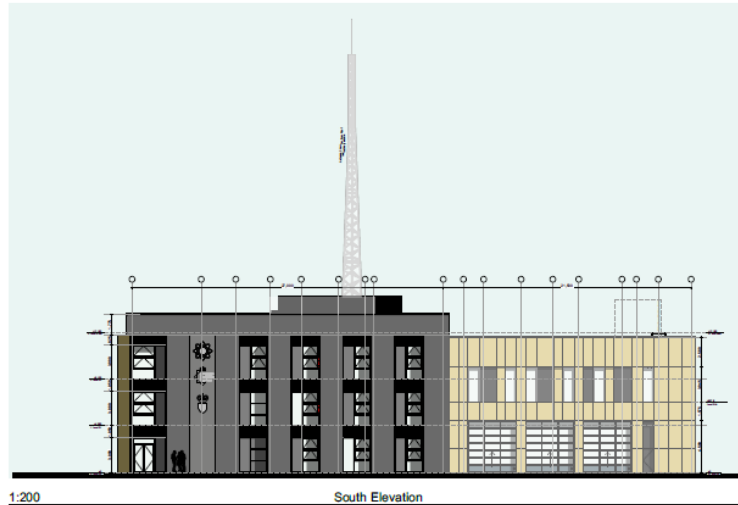
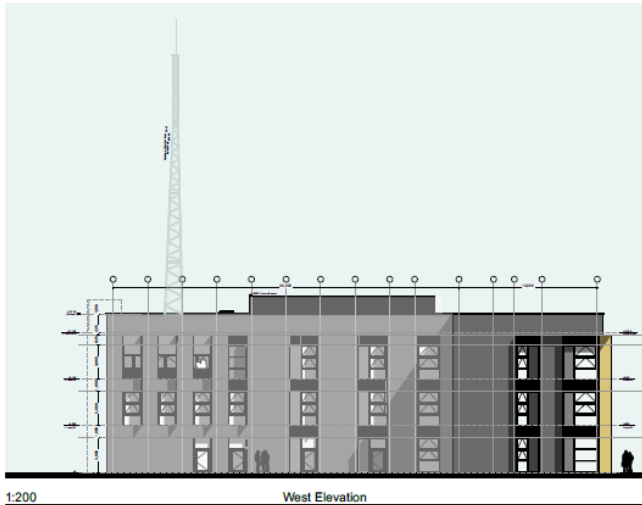
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Redditch Combined
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Middlesex

Proposed GA

Client/project ref	Prop
12235	Dea
Scale(s)	Date
1:100	22/09
Paper size	Rev
A1	P01

Elevations showing antenna



Artists Impressions



Artists Impressions



Views from Middlehouse Lane



Images of site



View ESE of Redditch Fire Station Birmingham Road Frontage



View WNW of E Elevation of Redditch Fire Station

Images of site



View W of Middlehouse Lane Frontage in E part of Site



View NE over hardstanding in E part of Site



View N showing hardstanding in E part of Site



View NW of N part of Site

Images of site



View NW from Middlehouse Lane (Training Tower visible)



View N of Training Tower



View South of Training Tower



View NNE of Redditch Fire Station from Junction of Birmingham Road and Middlehouse Lane

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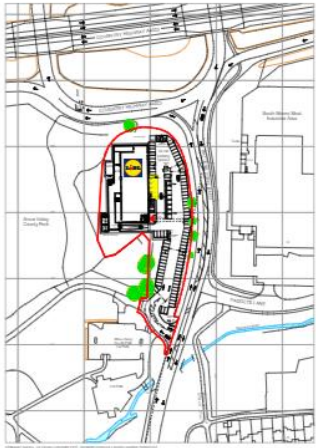
22/00329/S73

Lidl Store, Battens Drive, Redditch,
Worcestershire, B98 0LJ,

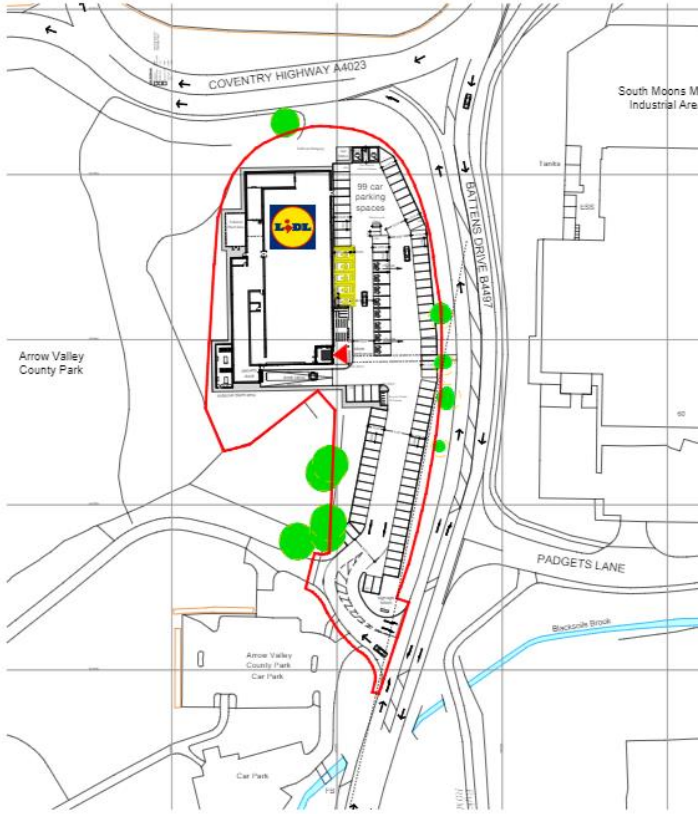
Planning application 18/01049/FUL Date of decision -
21.12.20 Variation of condition 20 to revise opening hours
for bank and public holidays from 08:00-20:00hrs to 08:00-
22:00hrs. All other hours of opening to remain the same.

Recommendation: Delegated to the Head of Planning and
Regeneration to GRANT planning permission subject to a
suitable legal mechanism and subject to conditions.

Site location plan



LOCATION PLAN
Scale 1:1250



BLOCK PLAN
Scale 1:500

Proposed Elevations



EAST ELEVATION

1. Wood Siding
 2. Brick
 3. Glass
 4. Metal
 5. Stone
 6. Concrete
 7. Asphalt
 8. Grass
 9. Sky
 10. Trees



WEST ELEVATION



SOUTH ELEVATION

1. Wood Siding
 2. Brick
 3. Glass
 4. Metal
 5. Stone
 6. Concrete
 7. Asphalt
 8. Grass
 9. Sky
 10. Trees



NORTH ELEVATION

Borough of Redditch Local Plan No. 4 extract

