

# Site Plans and Presentations Pack



## Planning Committee

Wed 7 Dec  
2022  
7.00 pm

Council Chamber  
Town Hall  
Redditch



[www.redditchbc.gov.uk](http://www.redditchbc.gov.uk)

**If you have any queries on this agenda please contact**

**Gavin Day  
Democratic Services Officer**

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

**Tel: 01527 64252 (Ext 3304)**

**Email: [gavin.day@bromsgroveandredditch.gov.uk](mailto:gavin.day@bromsgroveandredditch.gov.uk)**

# Planning

COMMITTEE

Wednesday, 7th December,  
2022

7.00 pm

Council Chamber Town Hall

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## Agenda

### Membership:

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

- 4.** 22/00817/S73 - Land Adjacent to Lavender Place, Feckenham (Pages 1 - 12)
- 5.** 22/00952/FUL - 16 Brinklow Close, Redditch, B98 0HB (Pages 13 - 20)
- 6.** 22/00953/FUL - 37 Kineton Close, Matchborough West, B98 0EU (Pages 21 - 28)
- 7.** 22/01202/FUL - 17 Michaelwood Close, Redditch (Pages 29 - 36)
- 8.** 22/01284/FUL - 2A Light House Works, Queen street Astwood bank (Pages 37 - 42)
- 9.** 22/01325/FUL - Town Hall (Pages 43 - 56)
- 10.** 22/01265/FUL - 30 Ansley Close (Pages 57 - 62)
- 11.** 22/01356/FUL - 21 Ansley Close (Pages 63 - 68)
- 12.** 22/01358/FUL - 29 Ansley Close (Pages 69 - 74)
- 13.** 22/01363/FUL - 20 Ansley Close (Pages 75 - 80)

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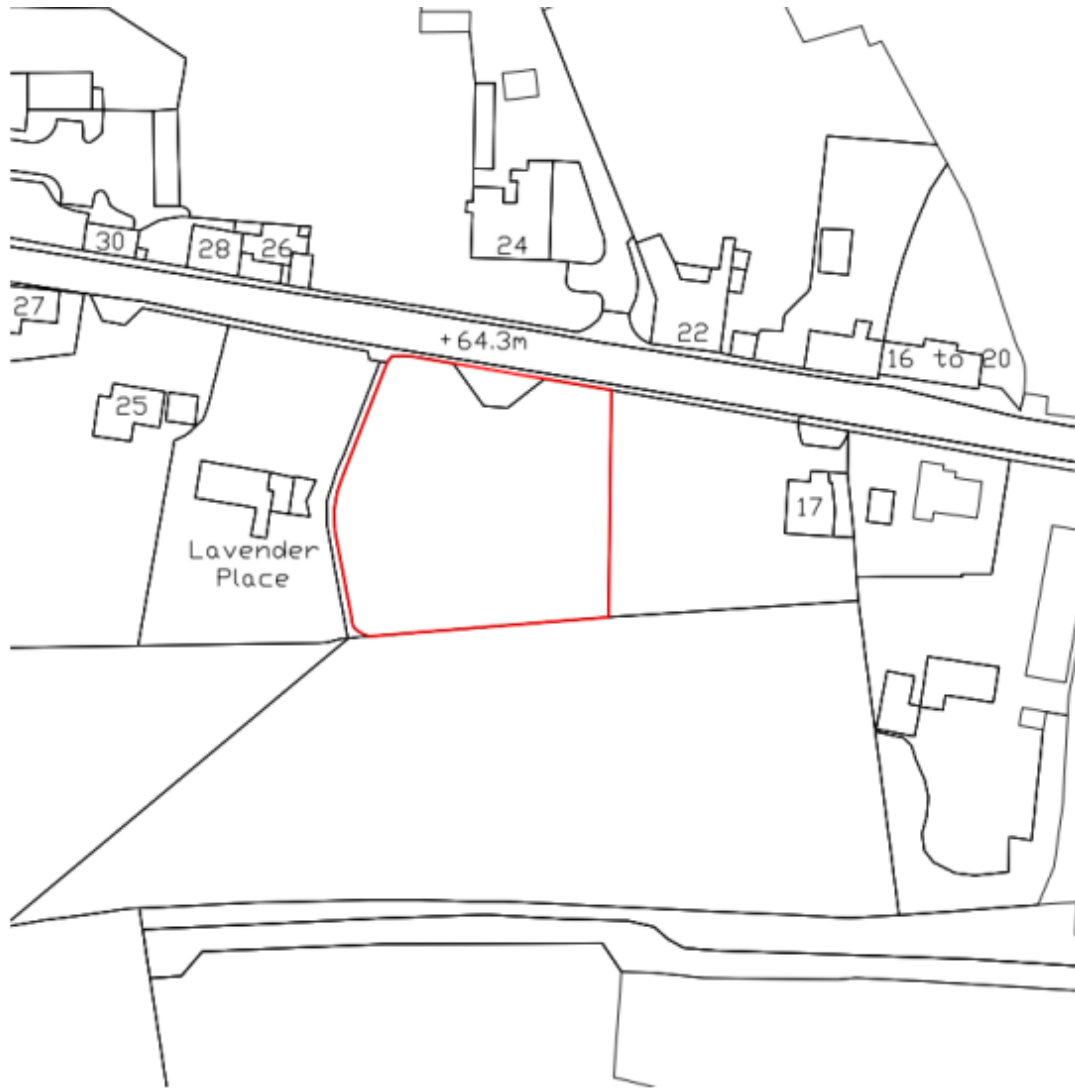
# 22/00817/S73

Land Adjacent to Lavender Place, Droitwich Road,  
Feckenham, B96 6JE

Variation of Condition 2 of planning permission reference 20/00599/FUL (Development of 2 dwellings) to replace approved drawings with revisions omitting herringbone detailing to brickwork, partial removal of cladding, conversion of approved garage (Plot A) to office / study and associated alterations to fenestration together with the setting back of garage serving Plot B further into the site

Recommendation: grant subject to conditions

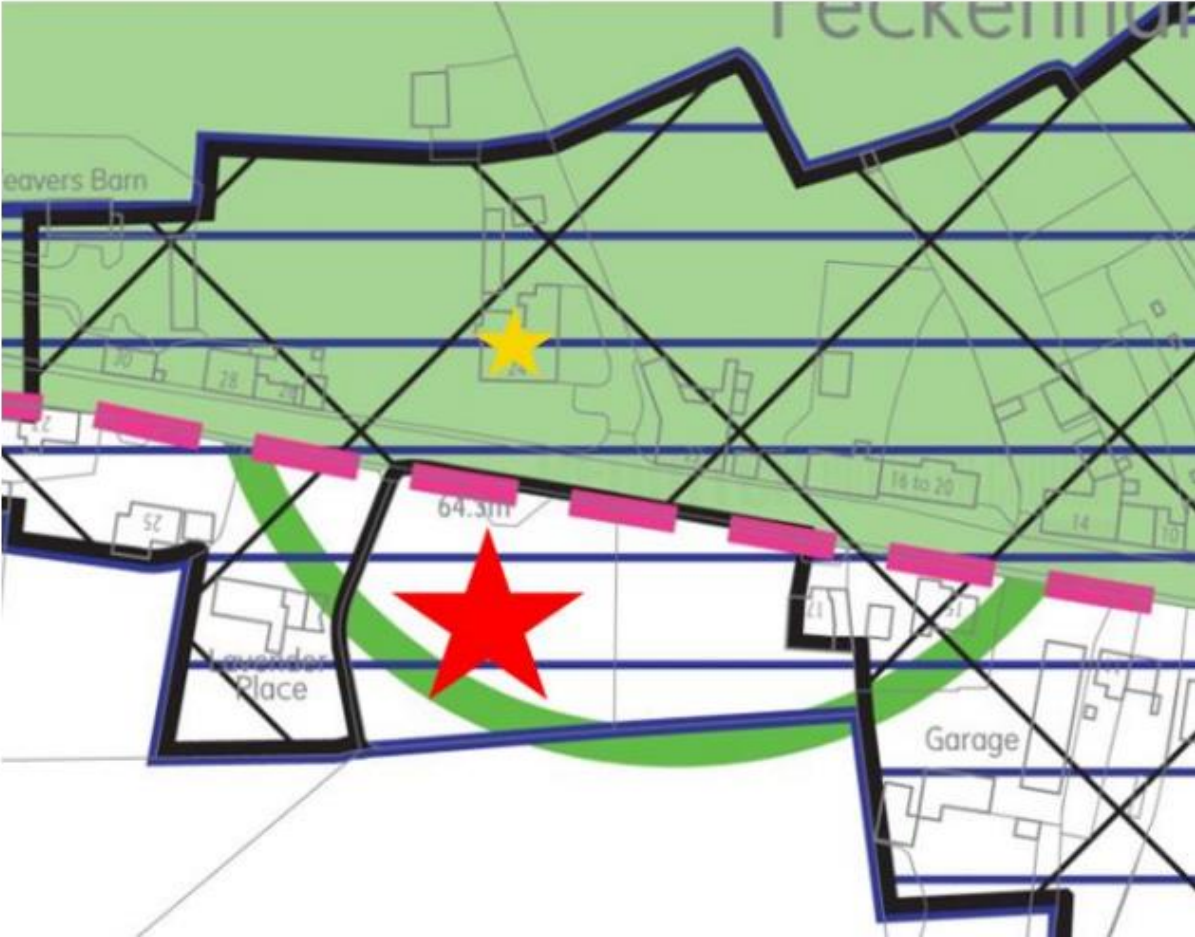
# Site Location



# Constraints Plan

Key

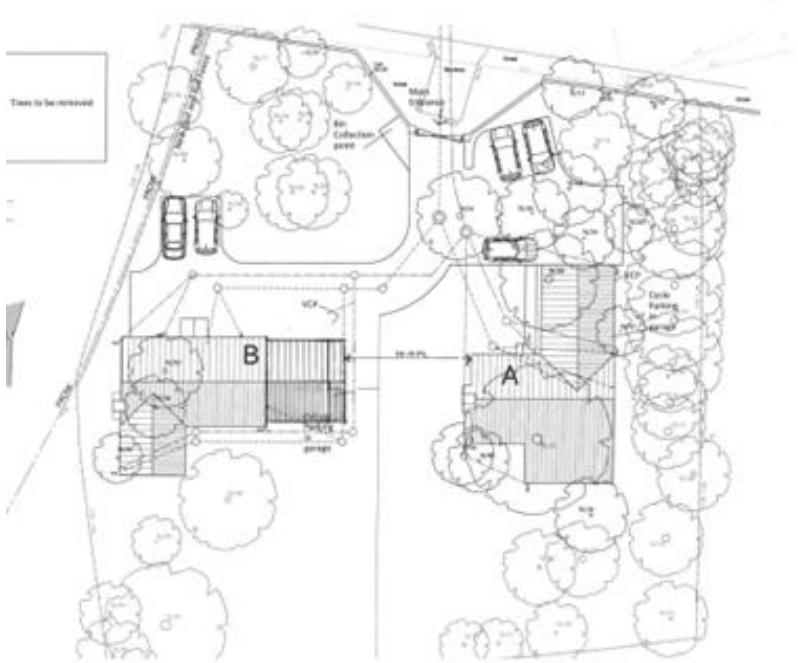
	Open Countryside
	Green Belt
	Conservation Area
	Village settlement boundary
	Grade II * Listed Building opposite site
	Application Site



Approved site plan 20/00599/FUL  
(LEFT)



Proposed site plan  
(RIGHT)

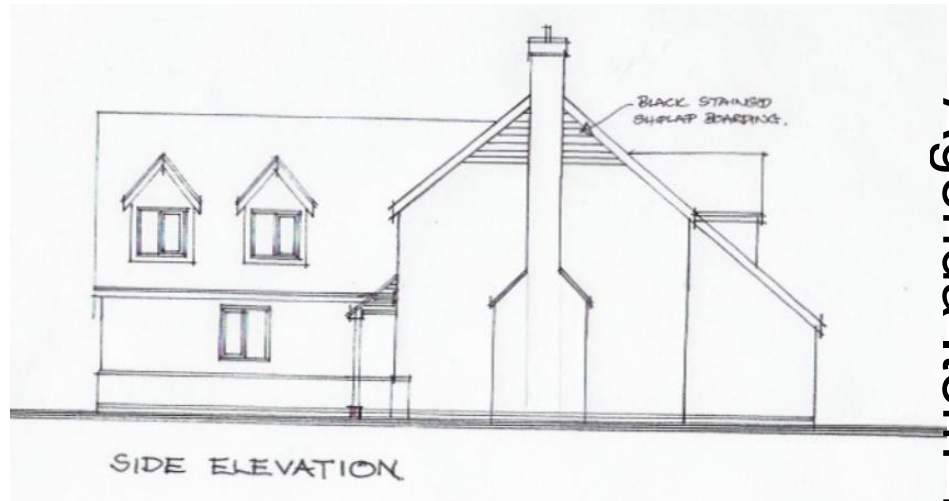




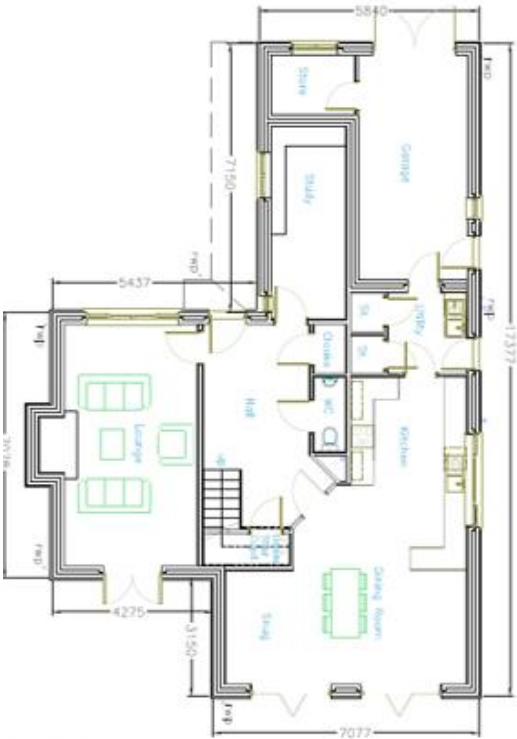
# Approved elevations Plot A



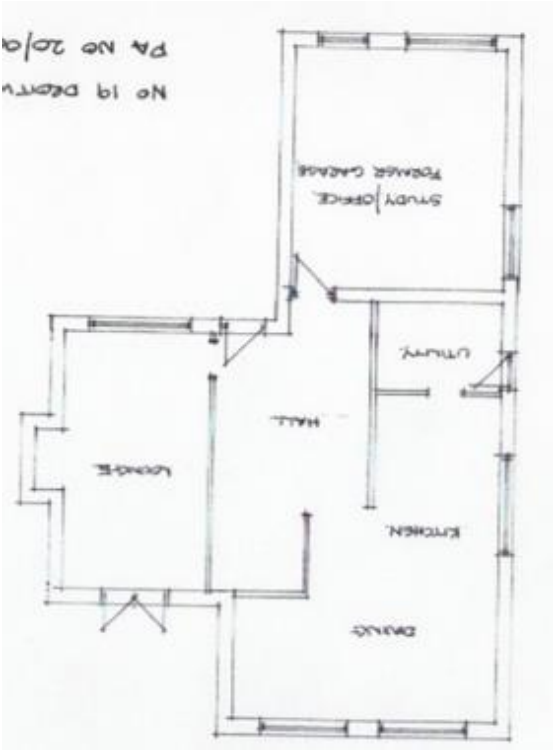
# Proposed elevations Plot A



Plot A Approved ground floor plan  
(LEFT)



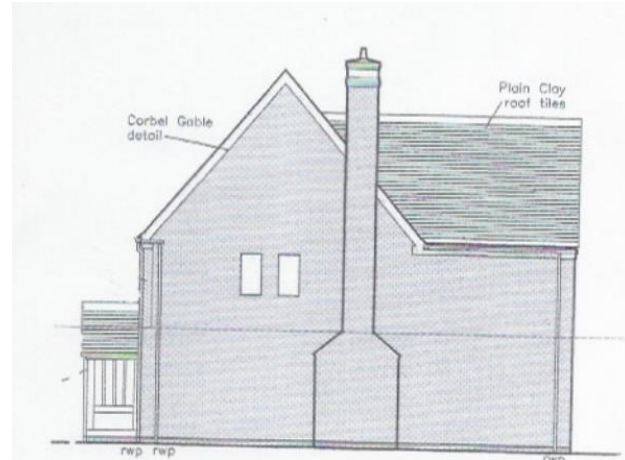
Plot A Proposed ground floor plan  
(RIGHT)



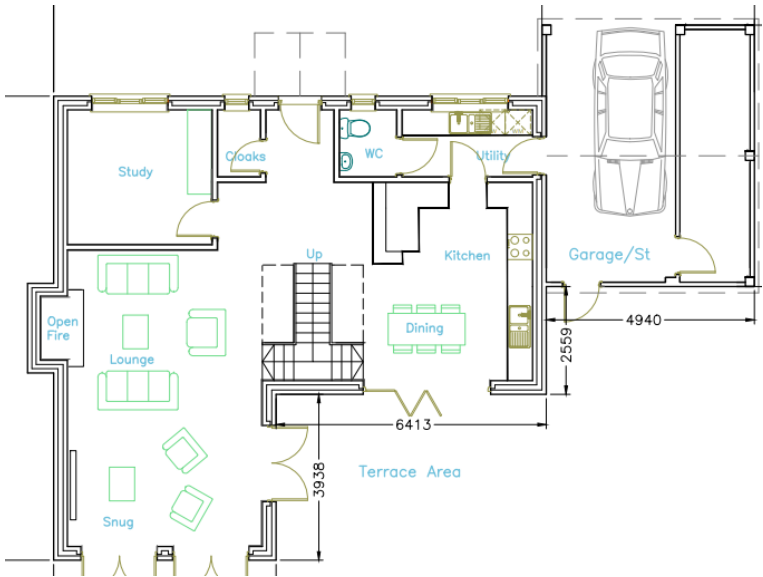
# Approved elevations Plot B



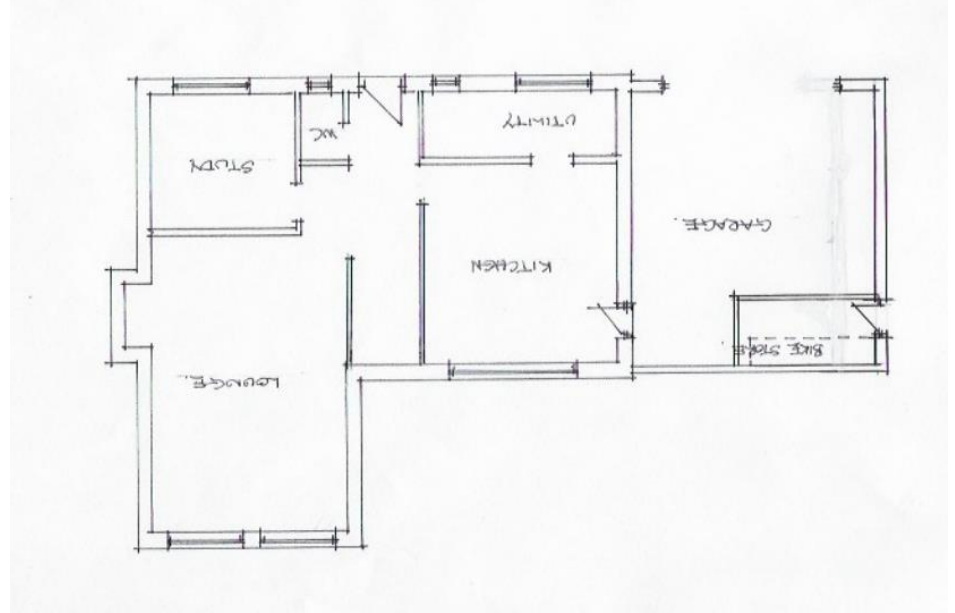
# Proposed elevations Plot B



Plot B Approved ground floor plan  
(LEFT)



Plot B Proposed ground floor plan  
(RIGHT)



# Example of proposed detailing

Eaves



Verge



# View from site entrance





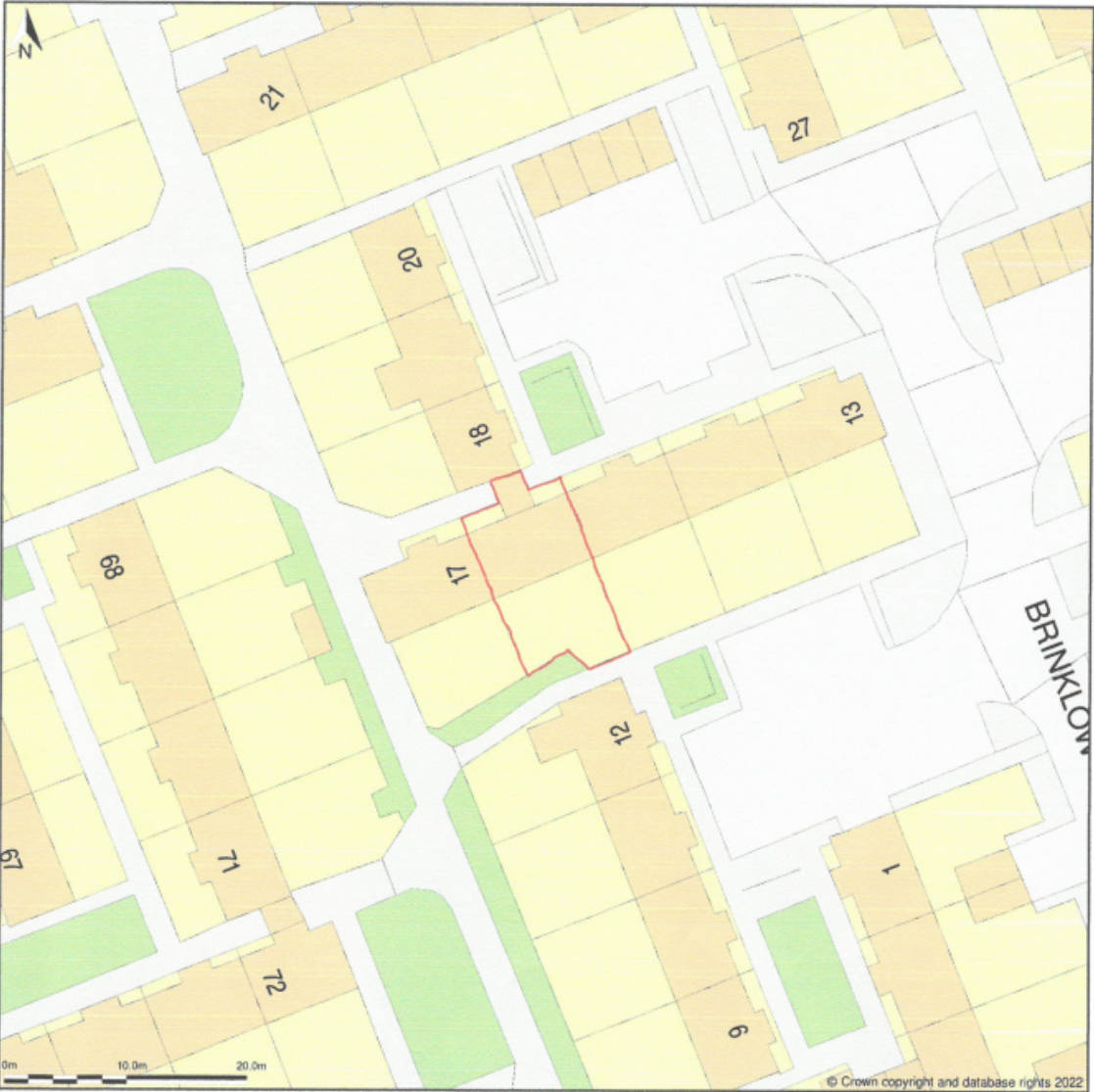
22/00952/FUL

16 Brinklow Close, Redditch, B98 0HB

Alterations to a four bed terraced house to  
create two flats

Recommendation: grant subject to conditions

# Site Location



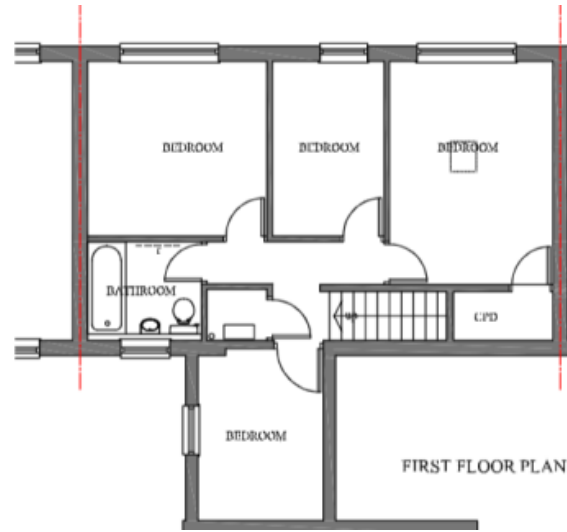
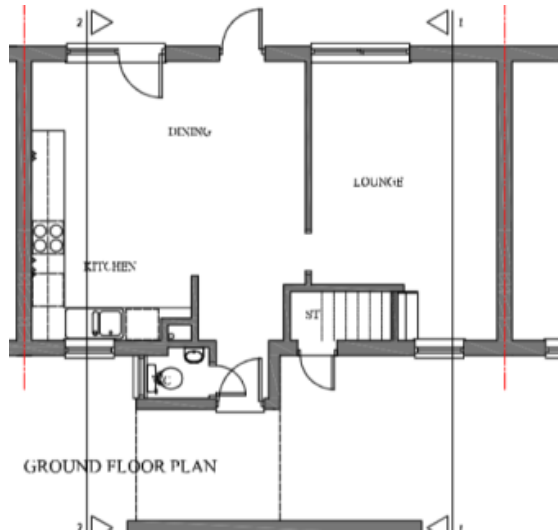
# Policies Map Extract



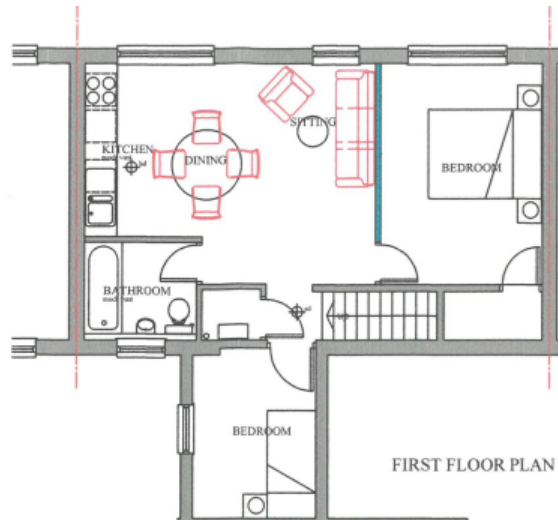
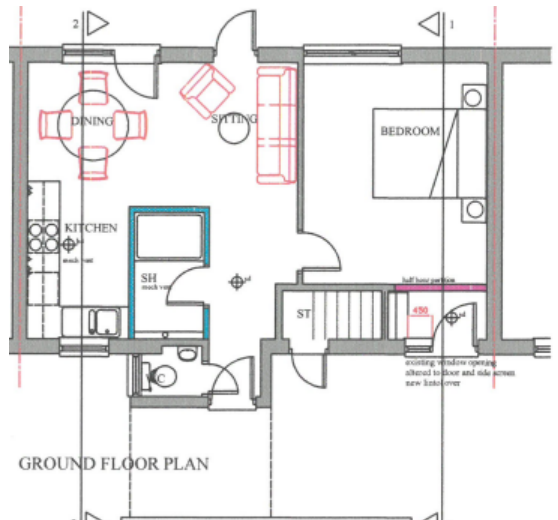
# Satellite View



# Existing and Proposed Floor Plans

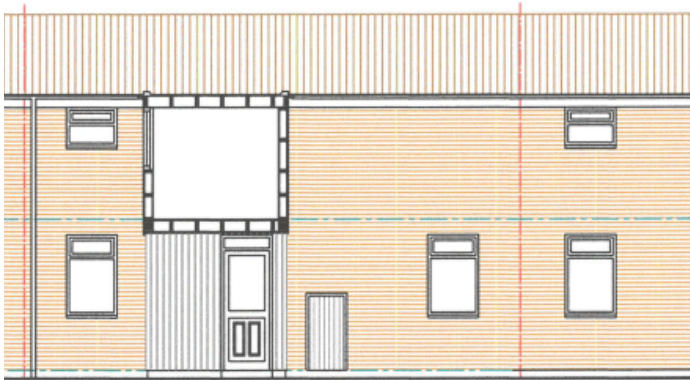


Existing Floor Plans



Proposed Floor Plans

# Existing and Proposed Elevations

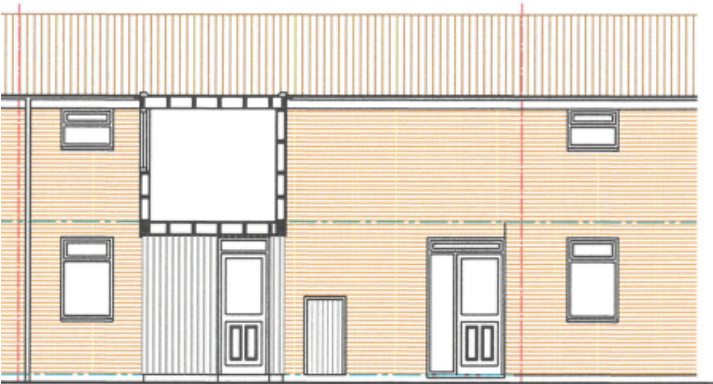


FRONT ELEVATION



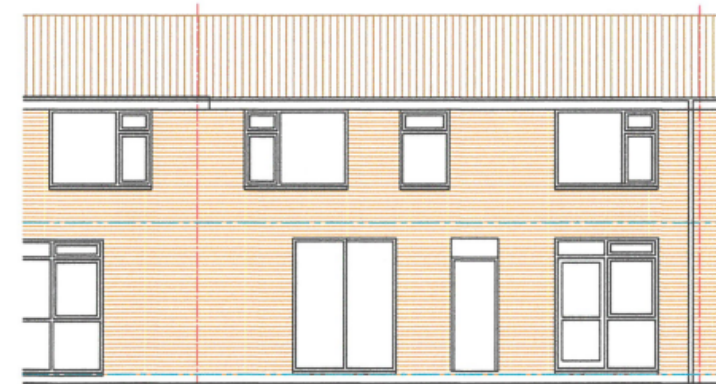
REAR ELEVATION

Existing Elevations



FRONT ELEVATION

existing window opening  
altered to door and side screen  
new finish over



REAR ELEVATION

Proposed Elevations

# Site Photos



# Site Photos – Shared Parking Areas





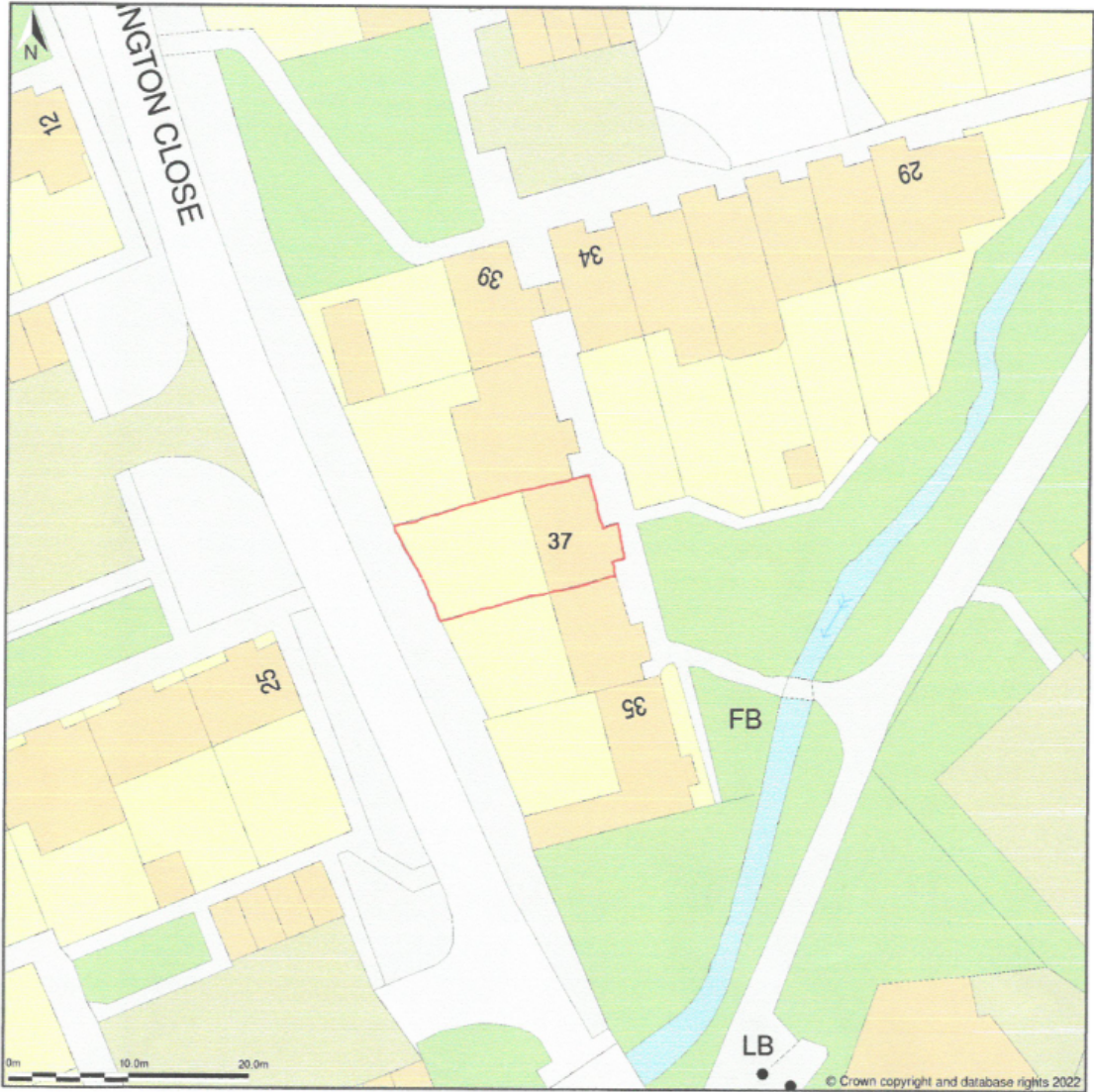
22/00953/FUL

37 Kineton Close, Matchborough West, Redditch  
B98 0EU

Alterations to a three bed terraced house to  
create two flats

Recommendation: grant subject to conditions

# Site Location



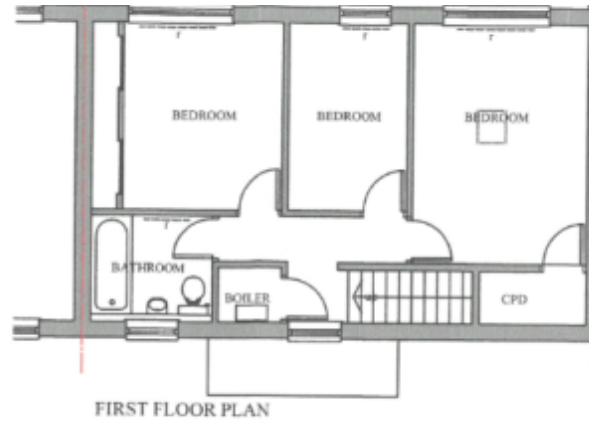
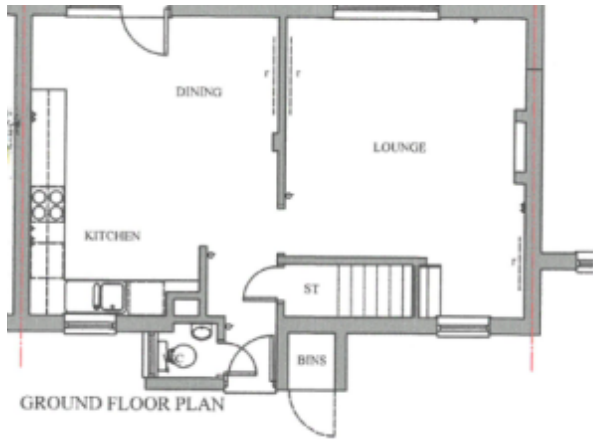
# Policies Map Extract



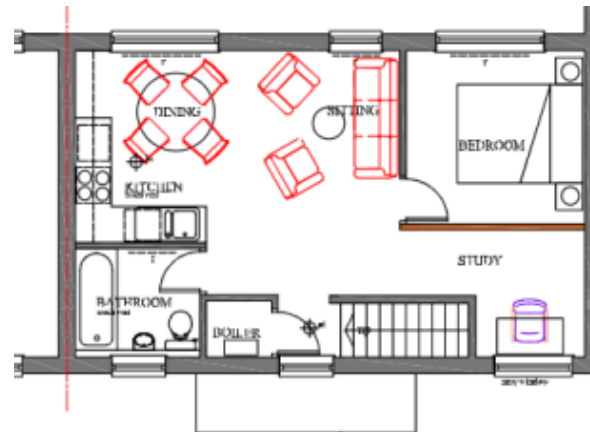
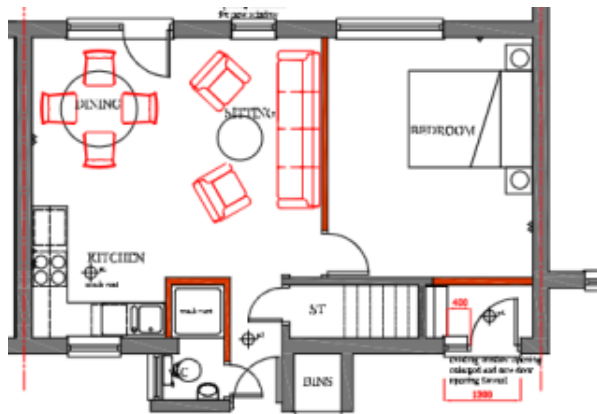
# Satellite View



# Existing and Proposed Floor Plans



Existing Floor Plans



Proposed Floor Plans

# Existing and Proposed Elevations



FRONT ELEVATION



REAR ELEVATION

Existing Elevations



FRONT ELEVATION



REAR ELEVATION

Proposed Elevations

# Site Photos



Rear of site

Nearby parking area



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22/01202/FUL

27 Michaelwood Close, Redditch, B97 5YB

Proposed dormer and addition of flat roof to existing side extension

Recommendation : GRANT Planning Permission subject to Conditions

# Site Block/Location Plan



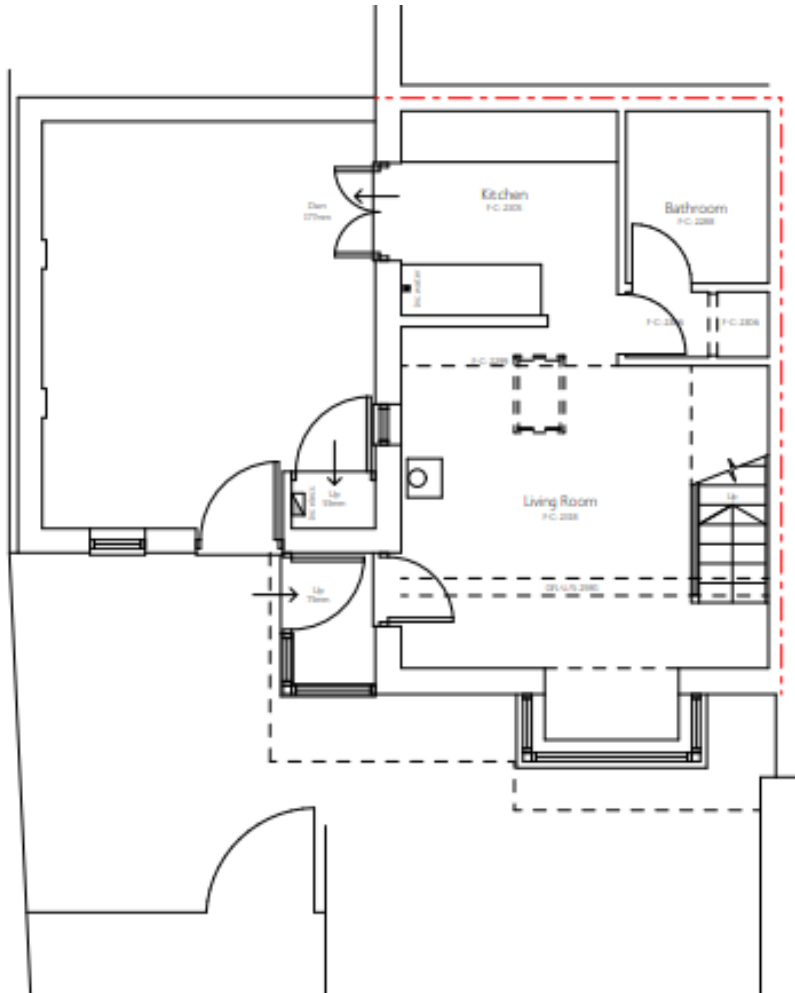
# Satellite View



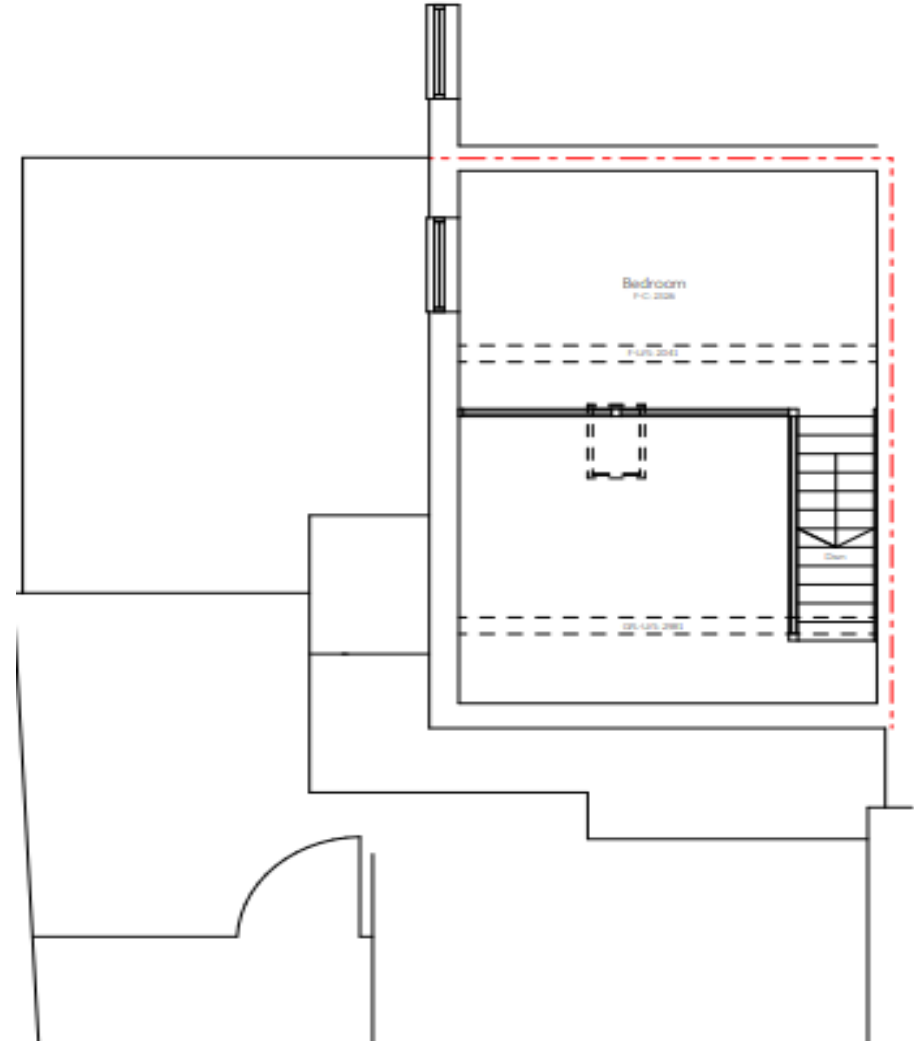
# Front & Side of Property



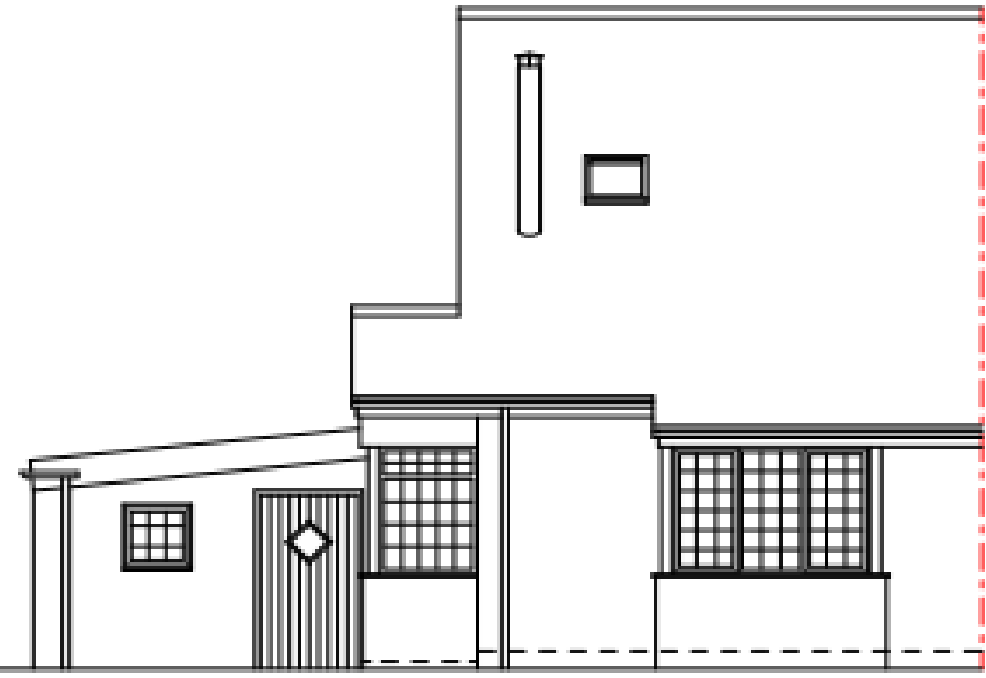
# Existing Ground Floor



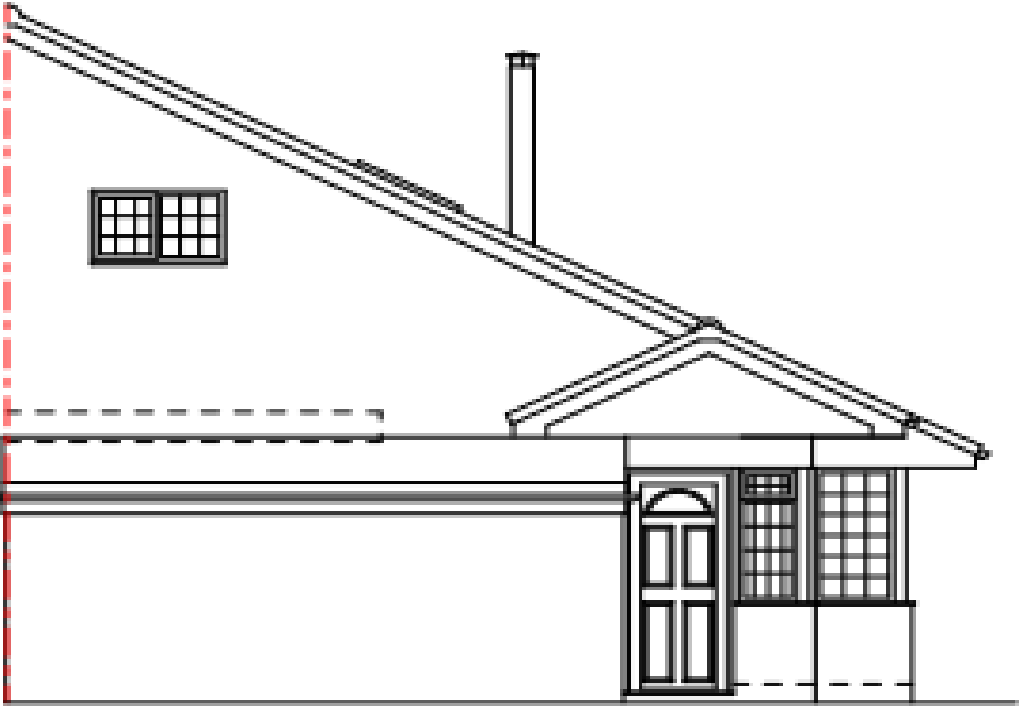
# Existing First Floor Plan



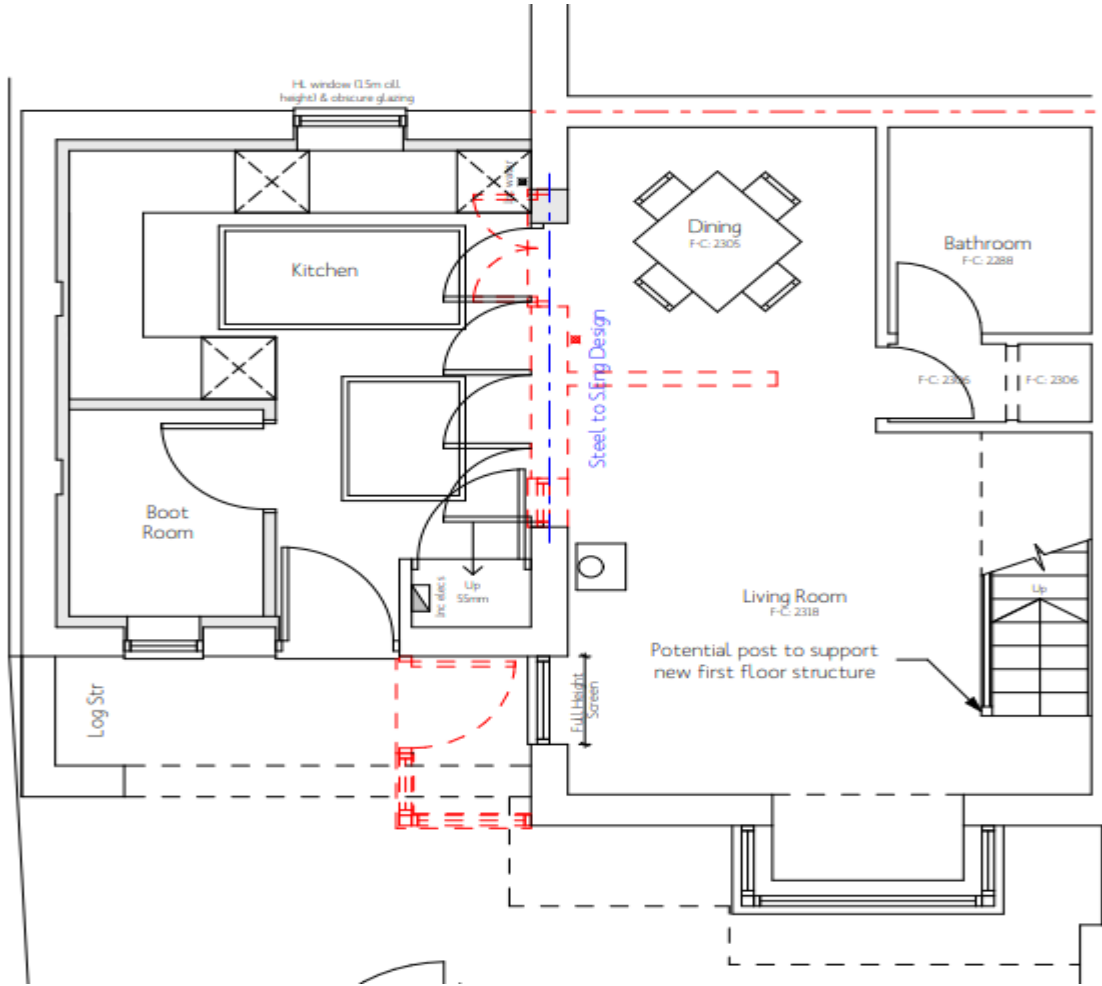
# Existing Front Elevation



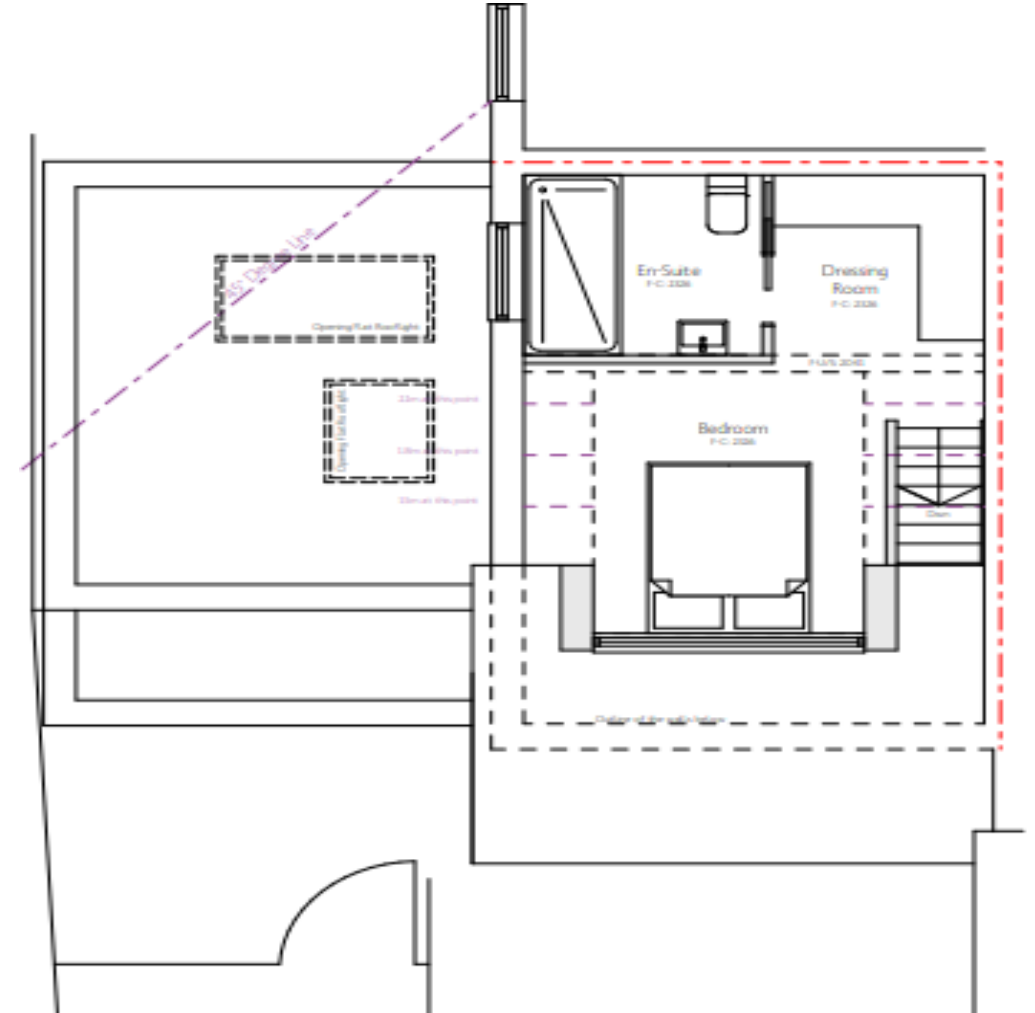
# Existing Side Elevation



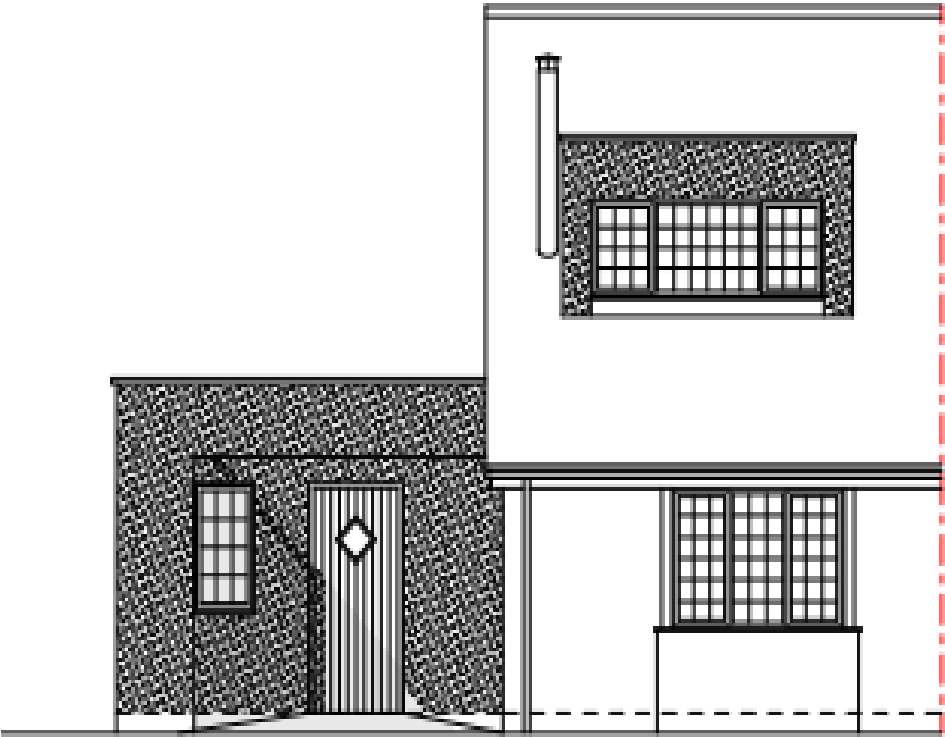
# Proposed Ground Floor Plan



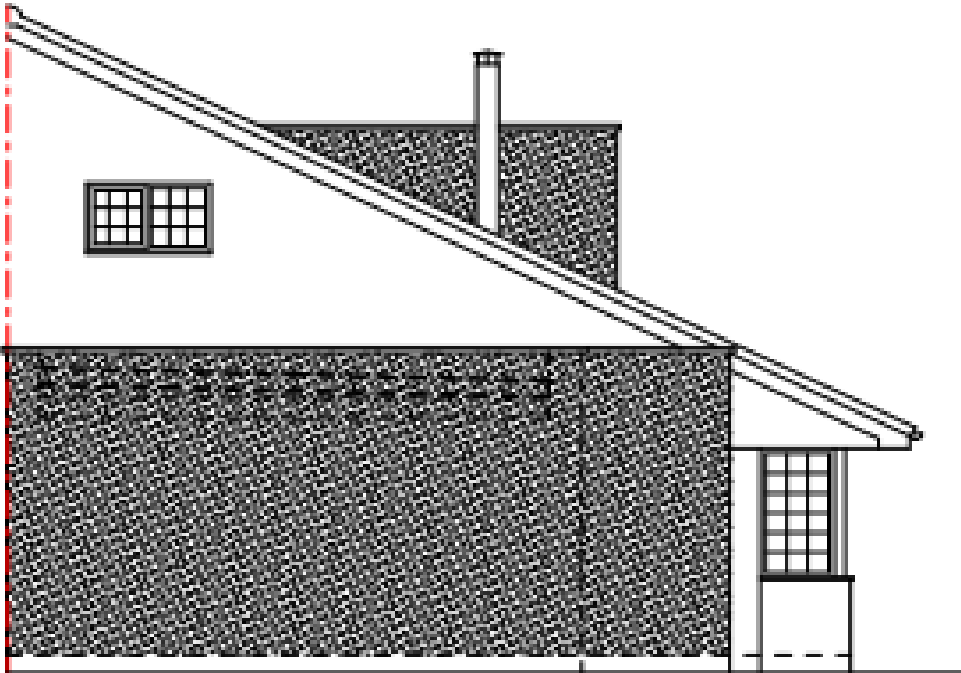
# Proposed First Floor Plan



# Proposed Front Elevation



# Proposed Side Elevation





# 22/01284/FUL

2A Light House Works, Feckenham Road, Astwood Bank  
Worcestershire, B96 6BT

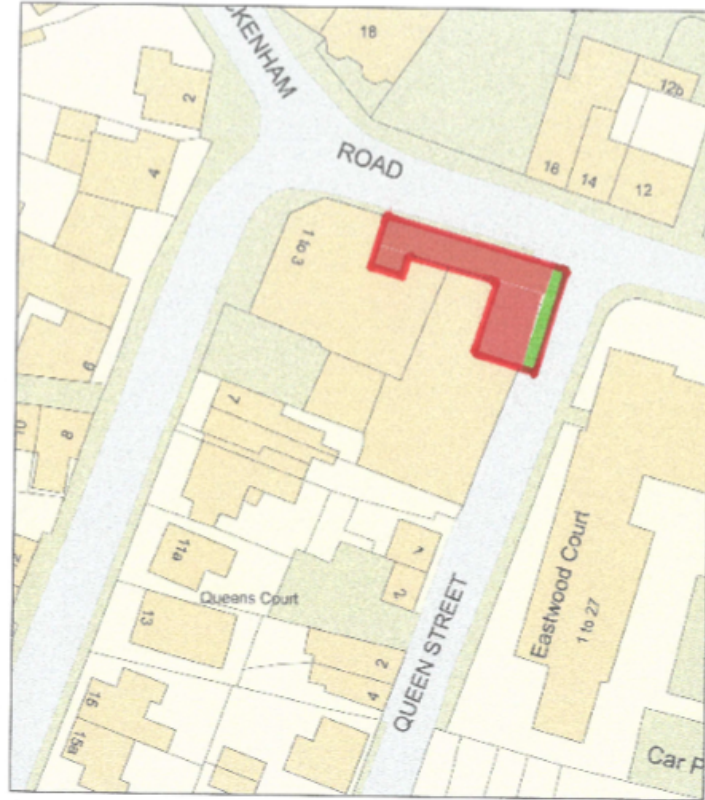
- Change of use from shop and cafe/ Restaurant (Class E) to a cafe (Class E) and bar (sui generis) with outdoor seating area

Recommendation : Refuse Planning Permission

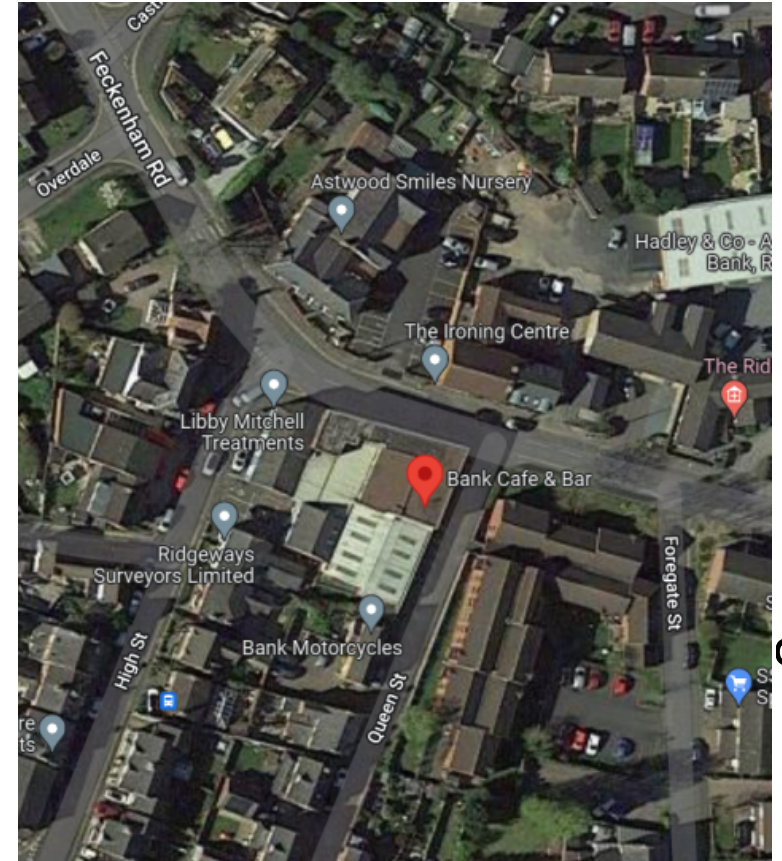
# Site Location and Block Plan



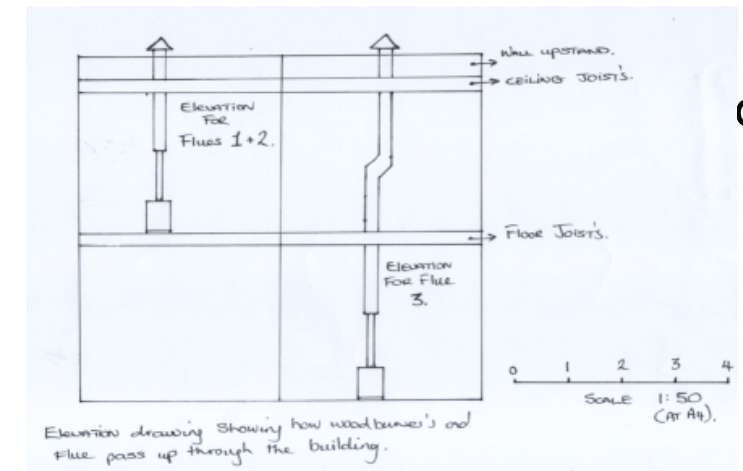
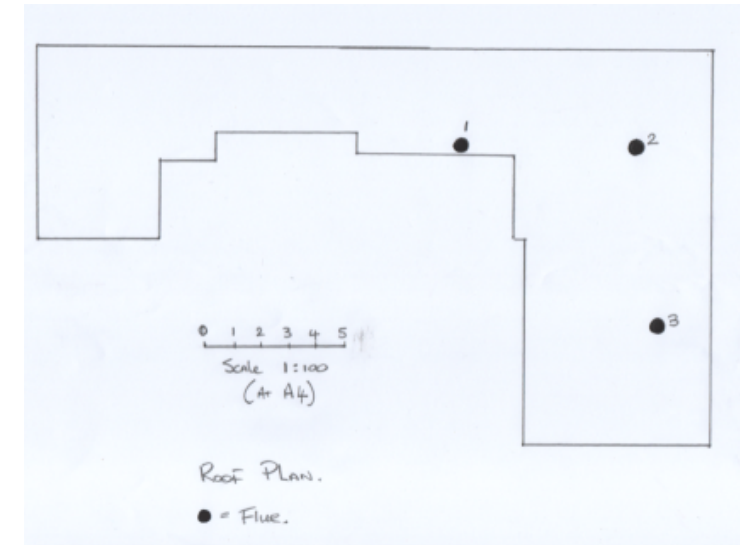
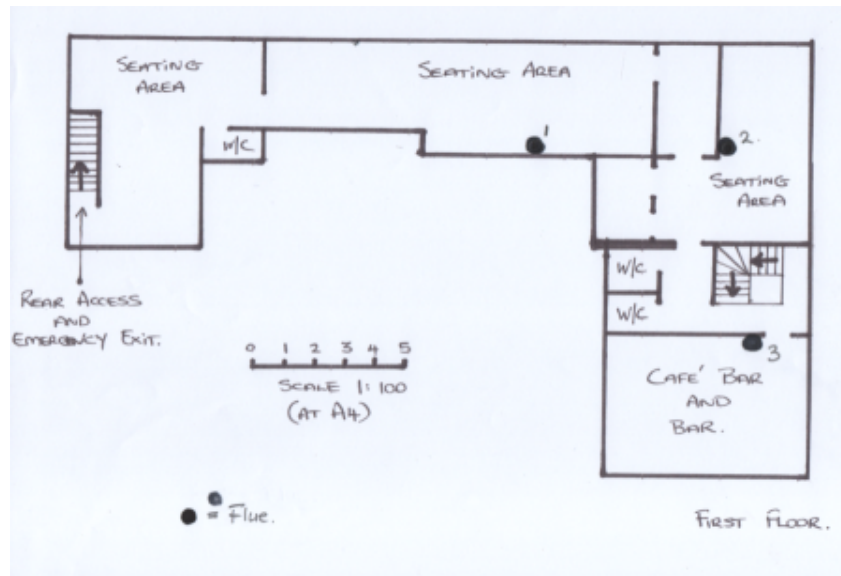
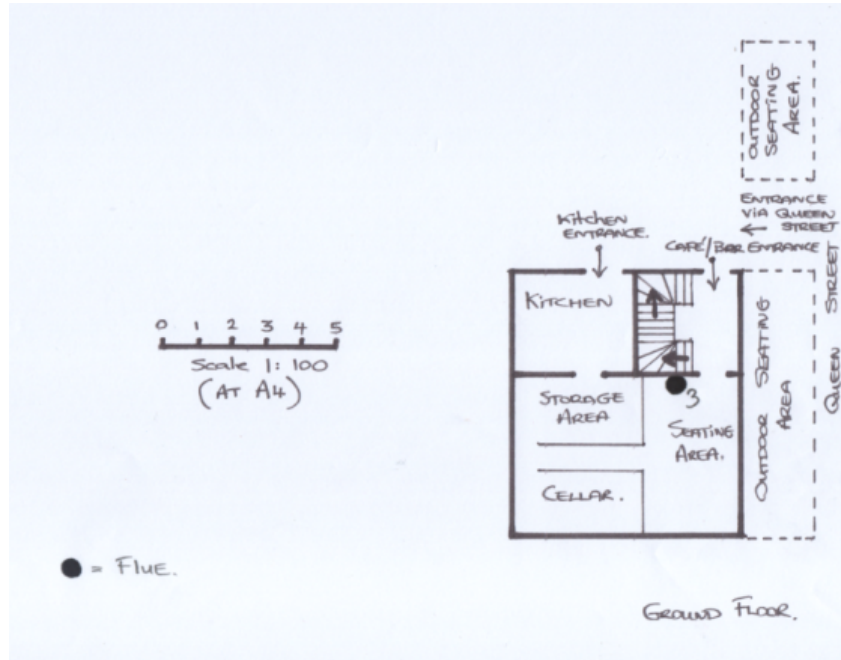
0 50  
Metres  
Plan Produced for: Shaun Street



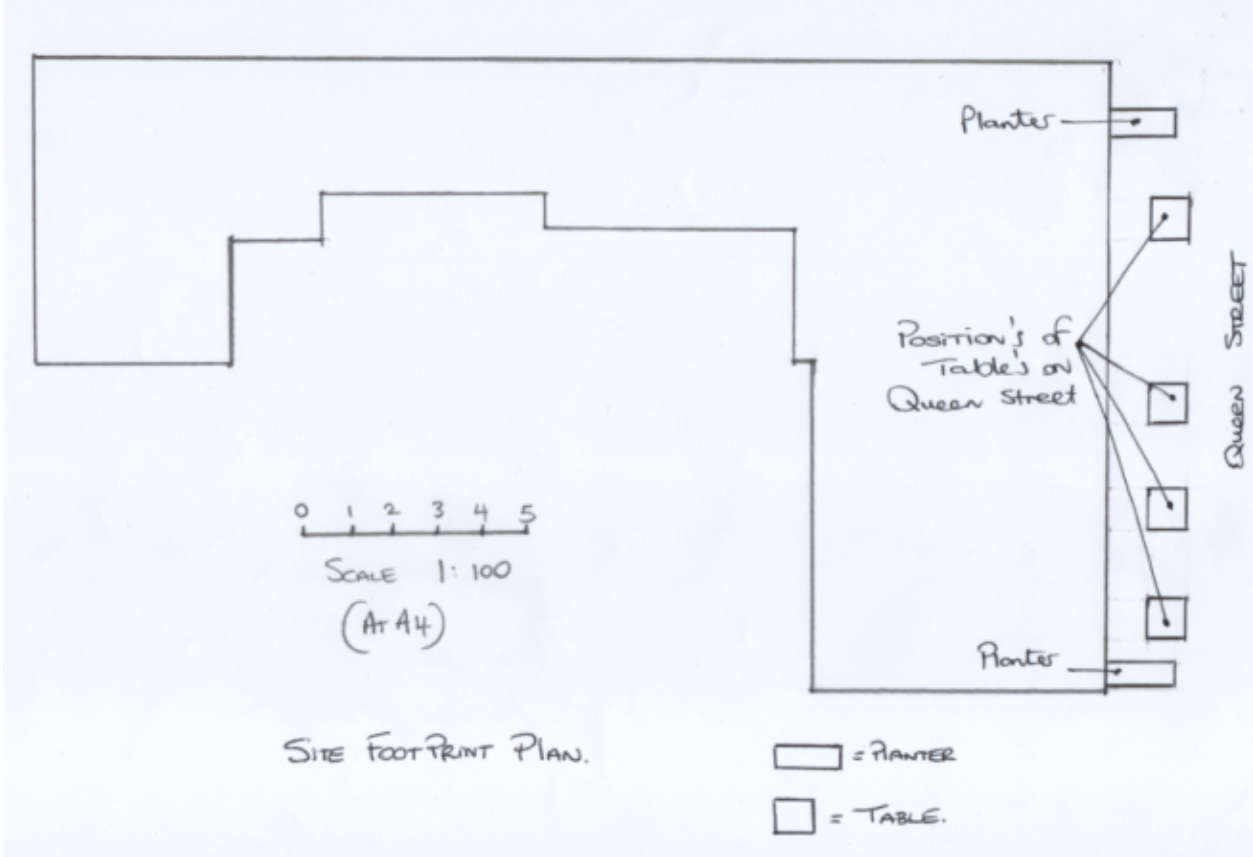
0 20  
Metres  
Plan Produced for: Shaun Street



# Floor Plans and Flue plans



# outdoor seating



# Site photos



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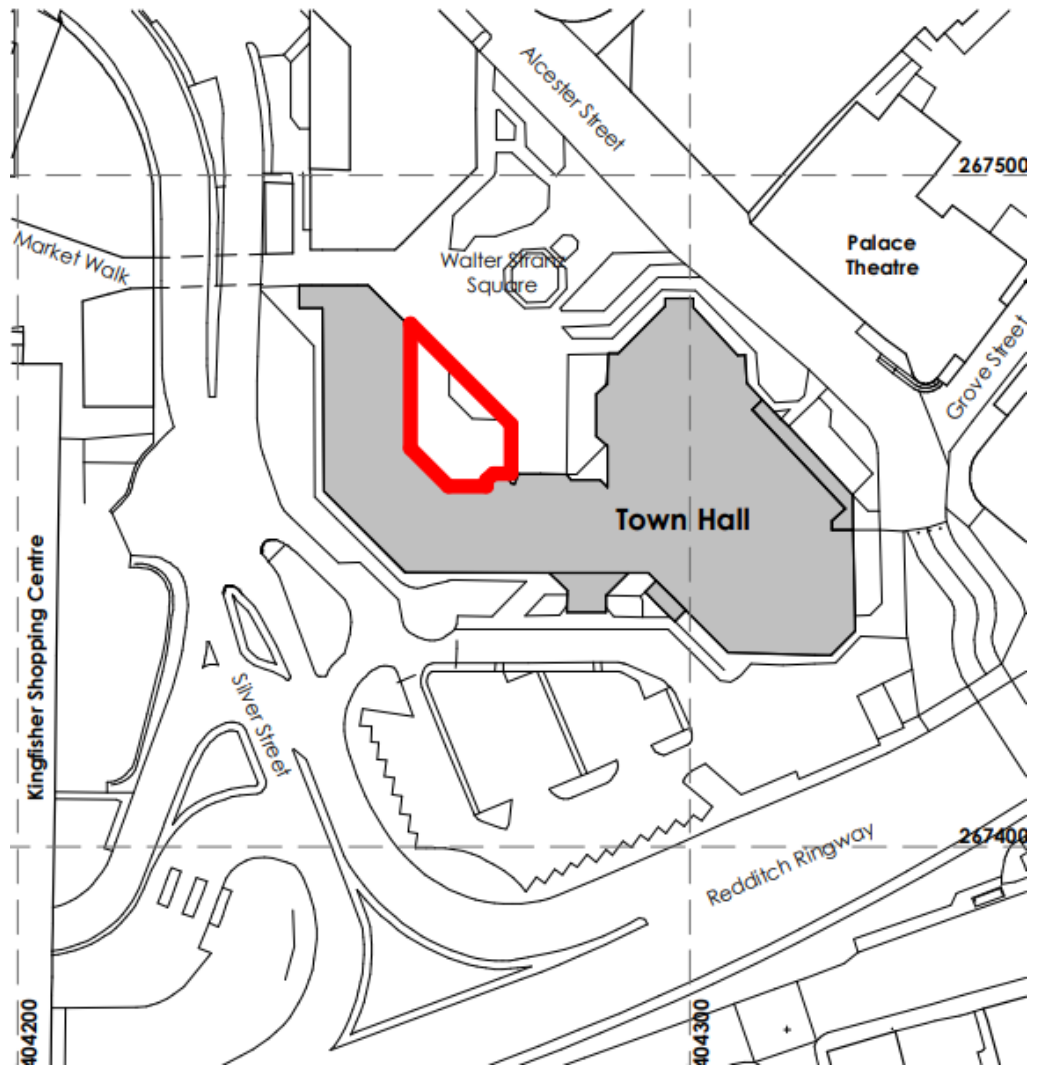
# 22/01325/FUL

Town Hall, Walter Stranz Square, Redditch

New public entrance at ground floor level and localised landscaping works

Recommendation: GRANT planning permission subject to conditions

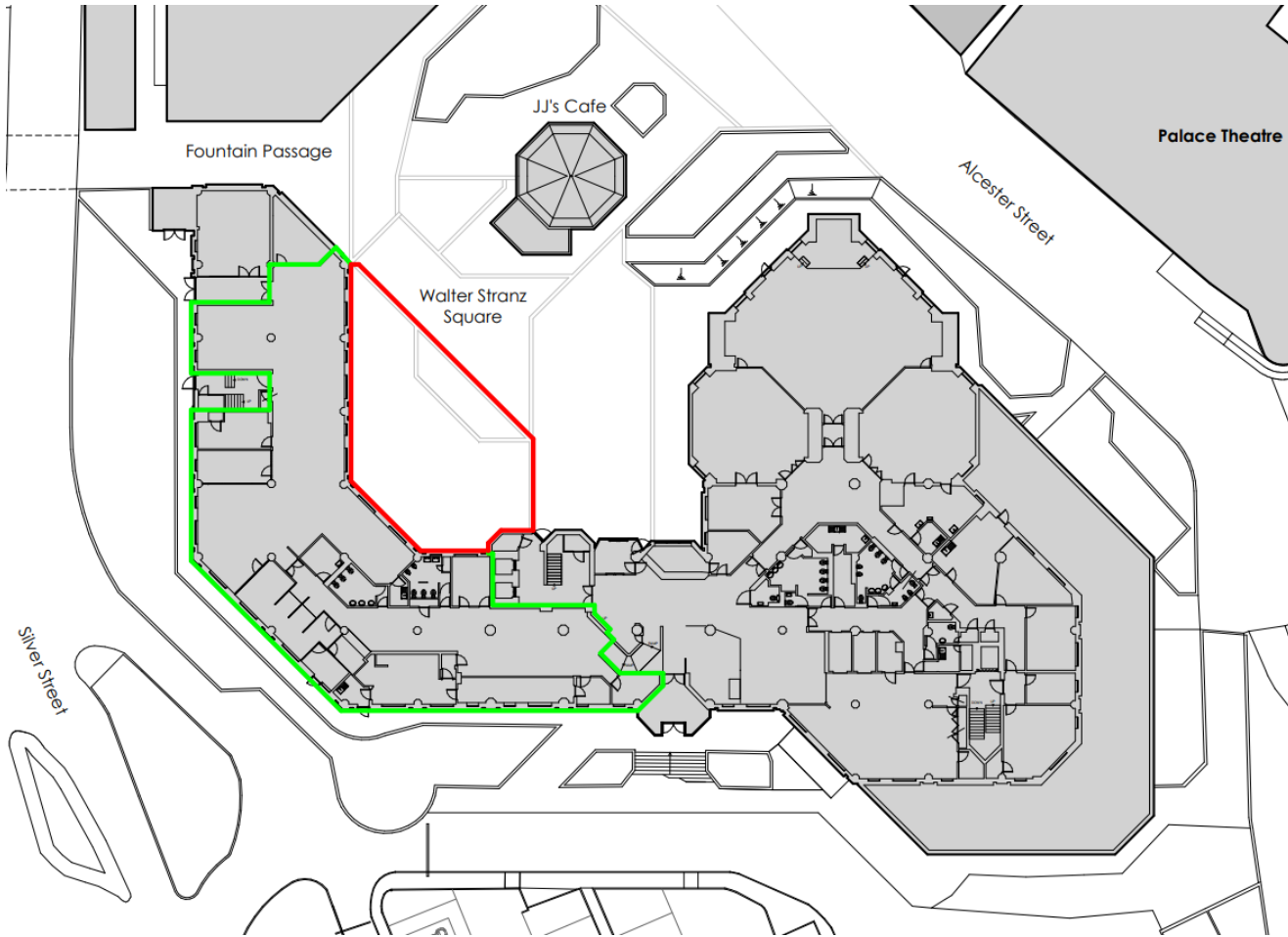
# Site location plan



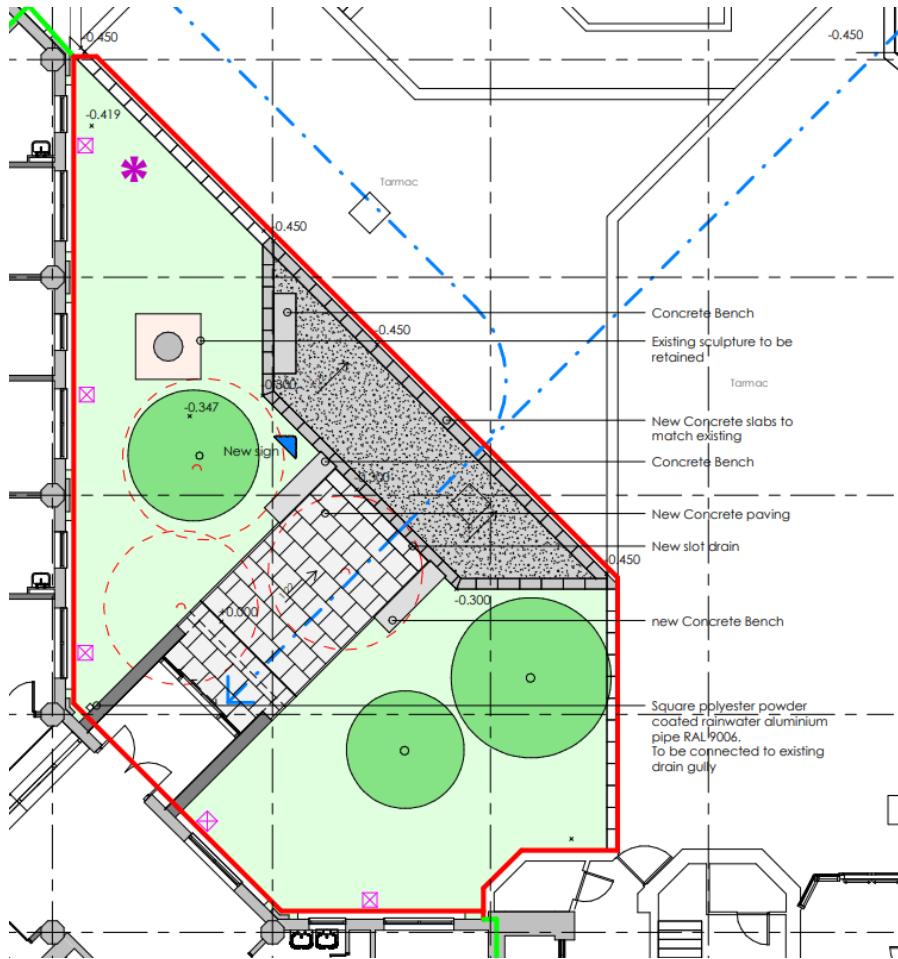




# Block plan as existing



# Proposed entrance and ground works



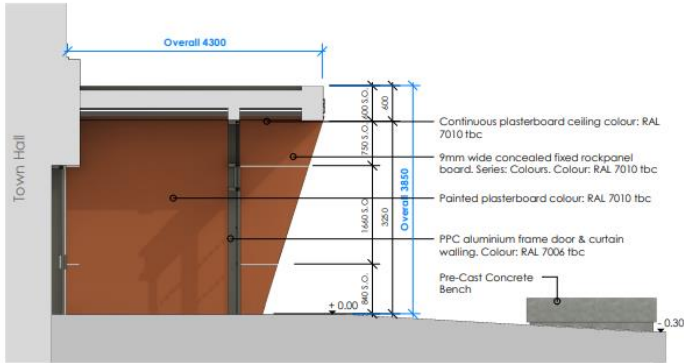
**KEY**

- Area of Works
- Area to be occupied by NHS
- ✱ Approximate location of the bicycle storage facilities. Bicycle storage to be detailed follow planning approval
- New Trees
- Removed Trees
- ⊠ Existing drain gully. Location subject to further assessment by others.

**Landscaping**

- New tarmac to match existing
- Concrete Precast Slabs to match existing
- New concrete paving
- Grass

# Entrance details



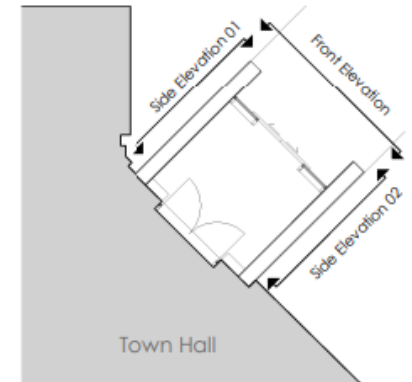
**Main Access Entrance - Section**

Scale: 1 : 50



**Main Access Entrance - Front**

Scale: 1 : 50

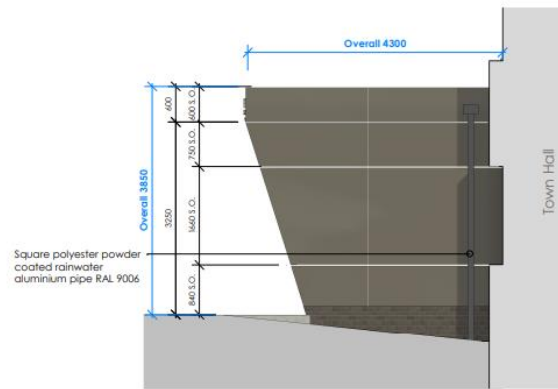


**Key Plan**

Key Plan



**Main Access Entrance - Side 02**



**Main Access Entrance - Side 01**




Entrance  
position

# Elevations



Main Access Visualization

## Sample Materials Schedule

		
BRICKWORK	CLADDING	CLADDING

# Entrance shown in Town Hall setting

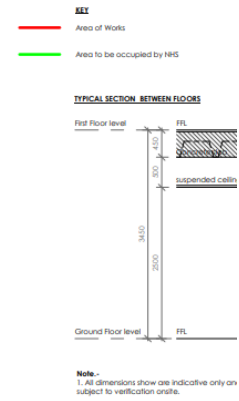
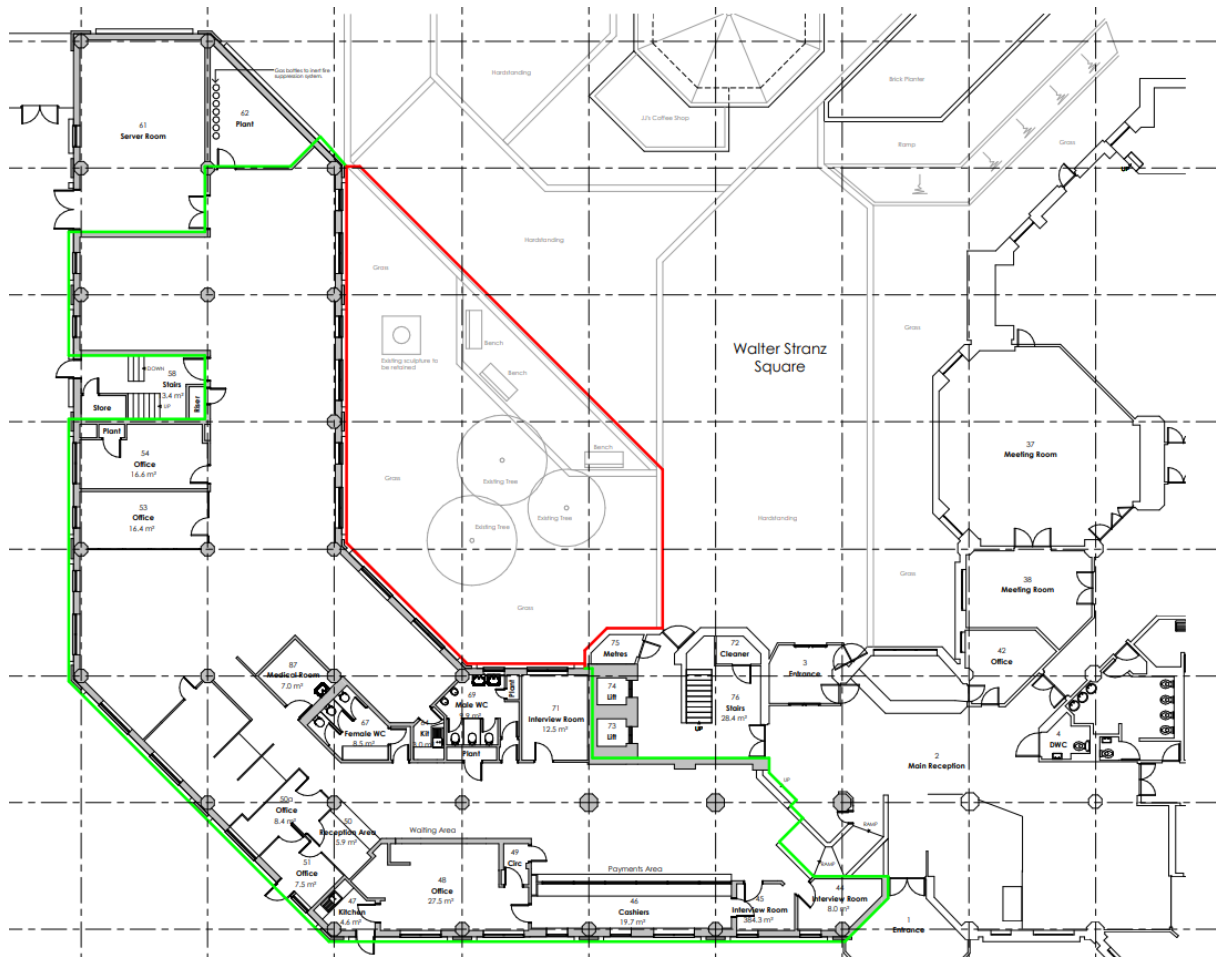


Existing North Elevation to Walter Square Stanz

Scale: 1 : 100



# Existing ground floor layout (for information)



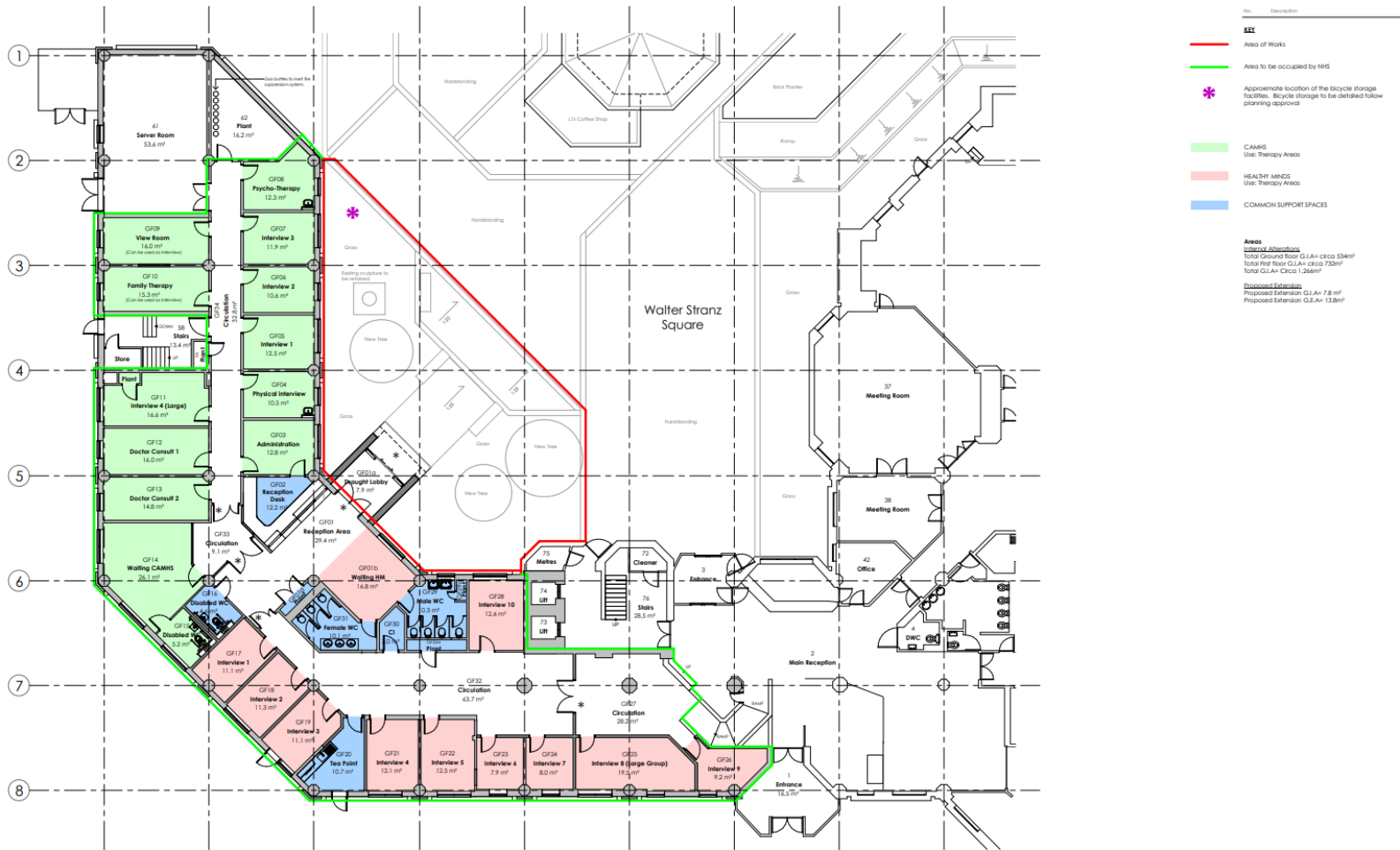
D1	04.10.22	Planning Issue
Revision	Scale	Description

**ph** Pinnegar Hayward  
33a Powell Street  
Birmingham  
B1 3DH  
Tel: 0121 236 7009  
Email: design@ph-d.co.uk  
Web: www.ph-d.co.uk

Client  
Worcestershire Health and Care  
NHS Trust  
Project  
Relocation of Clinical Endoscopy



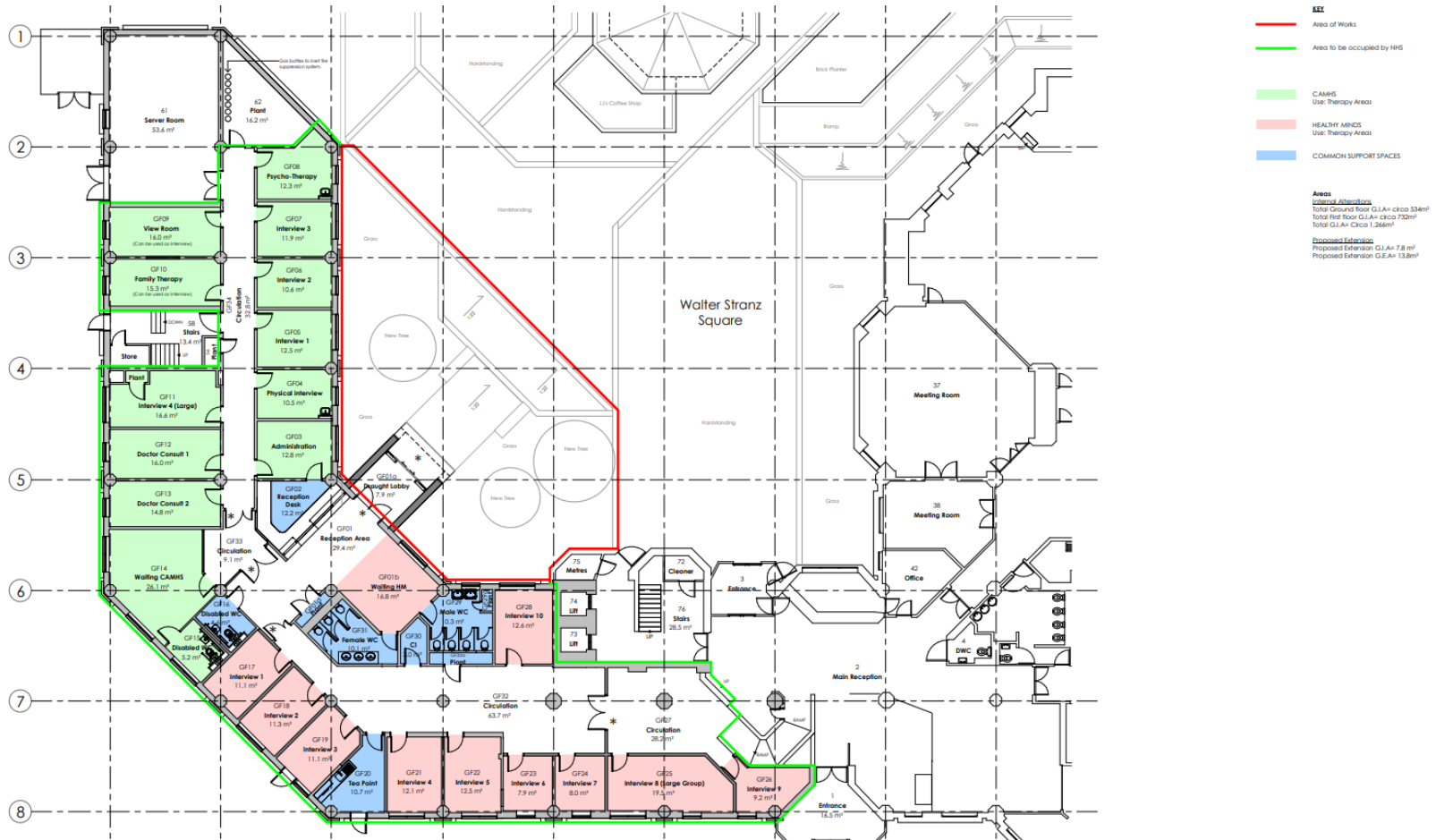
# Proposed ground floor plan (for information)



# Existing first floor layout (for information)



# Proposed first floor layout (for information)



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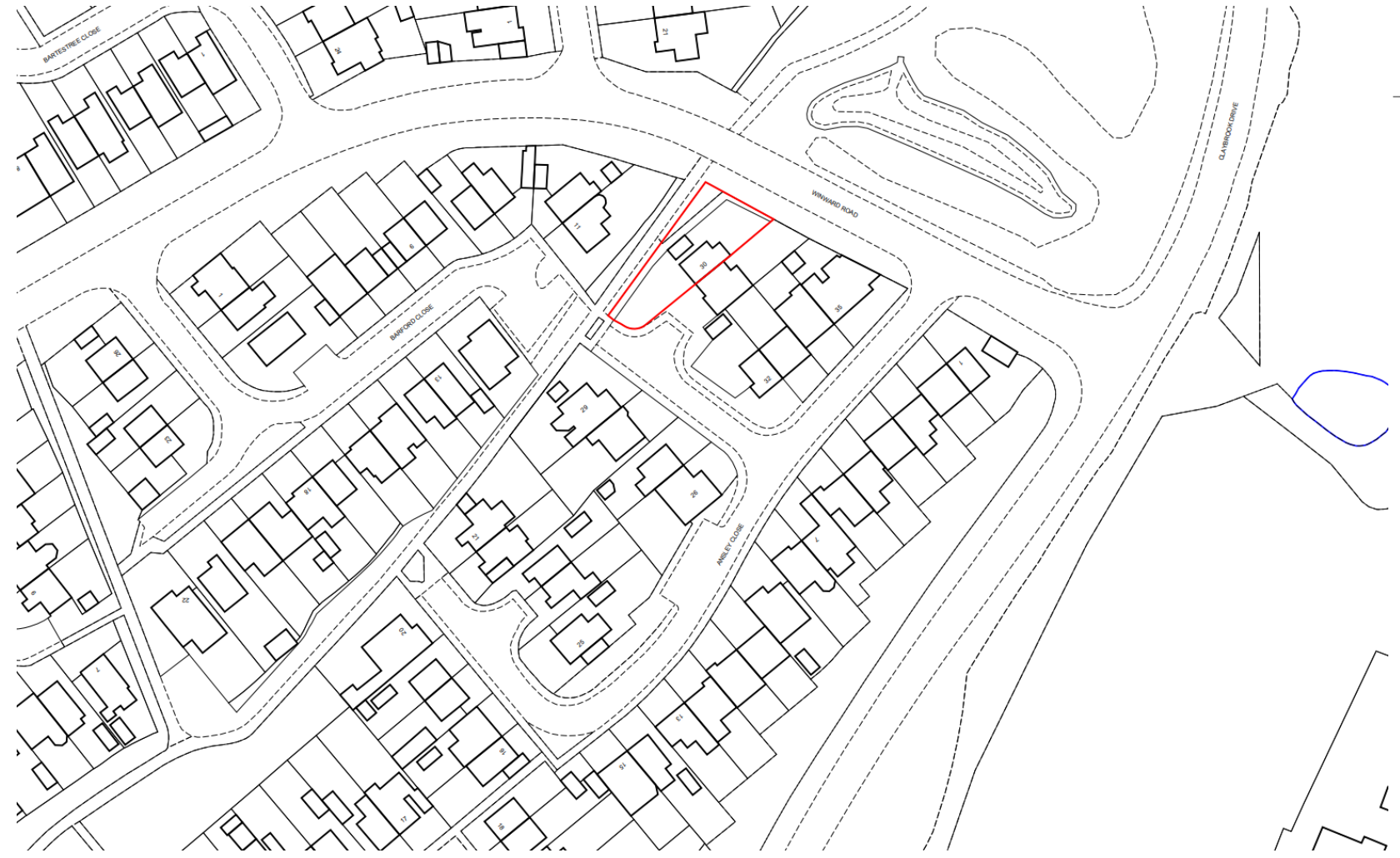
# 22/01265/FUL

30 Ansley Close, Matchborough East, Redditch B98 0AX

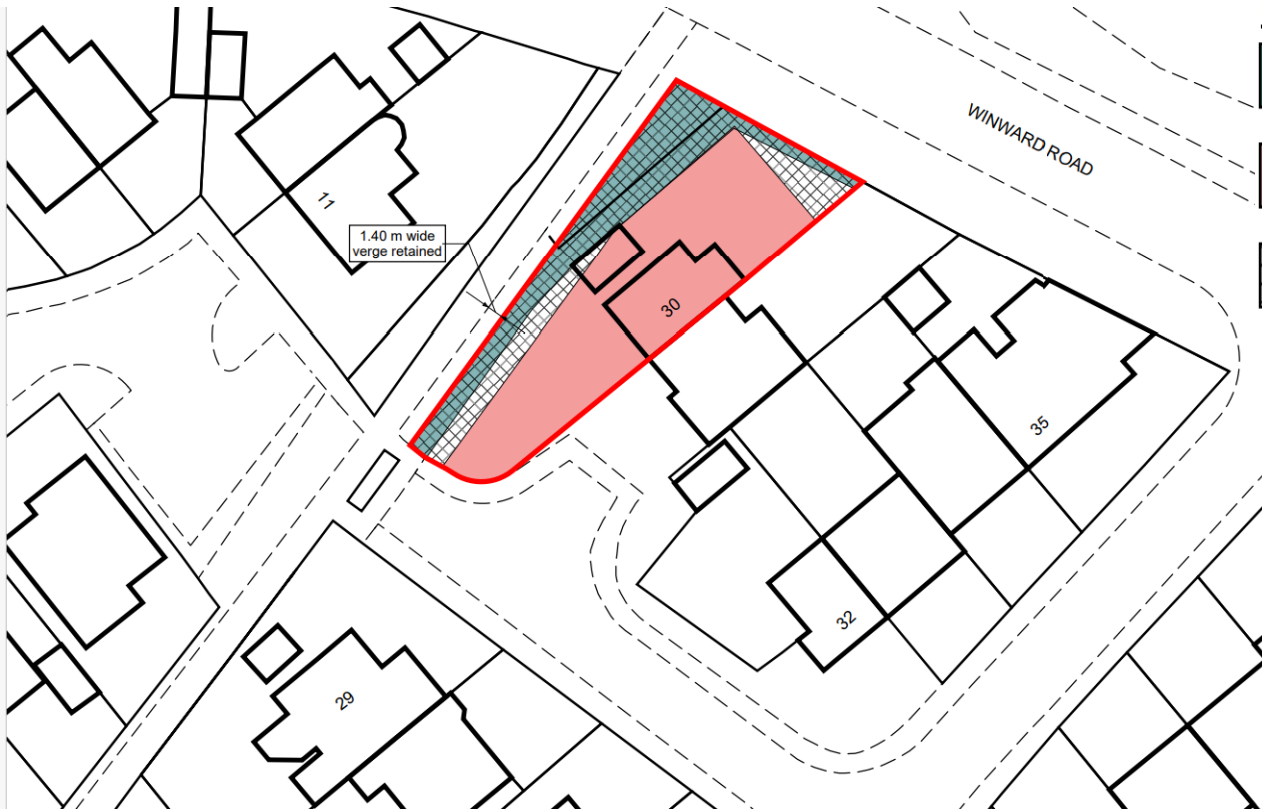
Change of use of highway land to private residential  
garden

Recommendation: grant subject to conditions

# Site Location



# Layout Plan



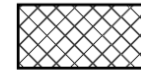
## Key



Extent of Highway verge for change of use to private garden, and then formally Stopped Up



Existing Title area for No.30, as shown by Land Registry



Existing land area owned by Redditch BC, to be sold to owner of No.30, upon completion of Stopping Up process

# Recent images

View of 30 Ansley Close

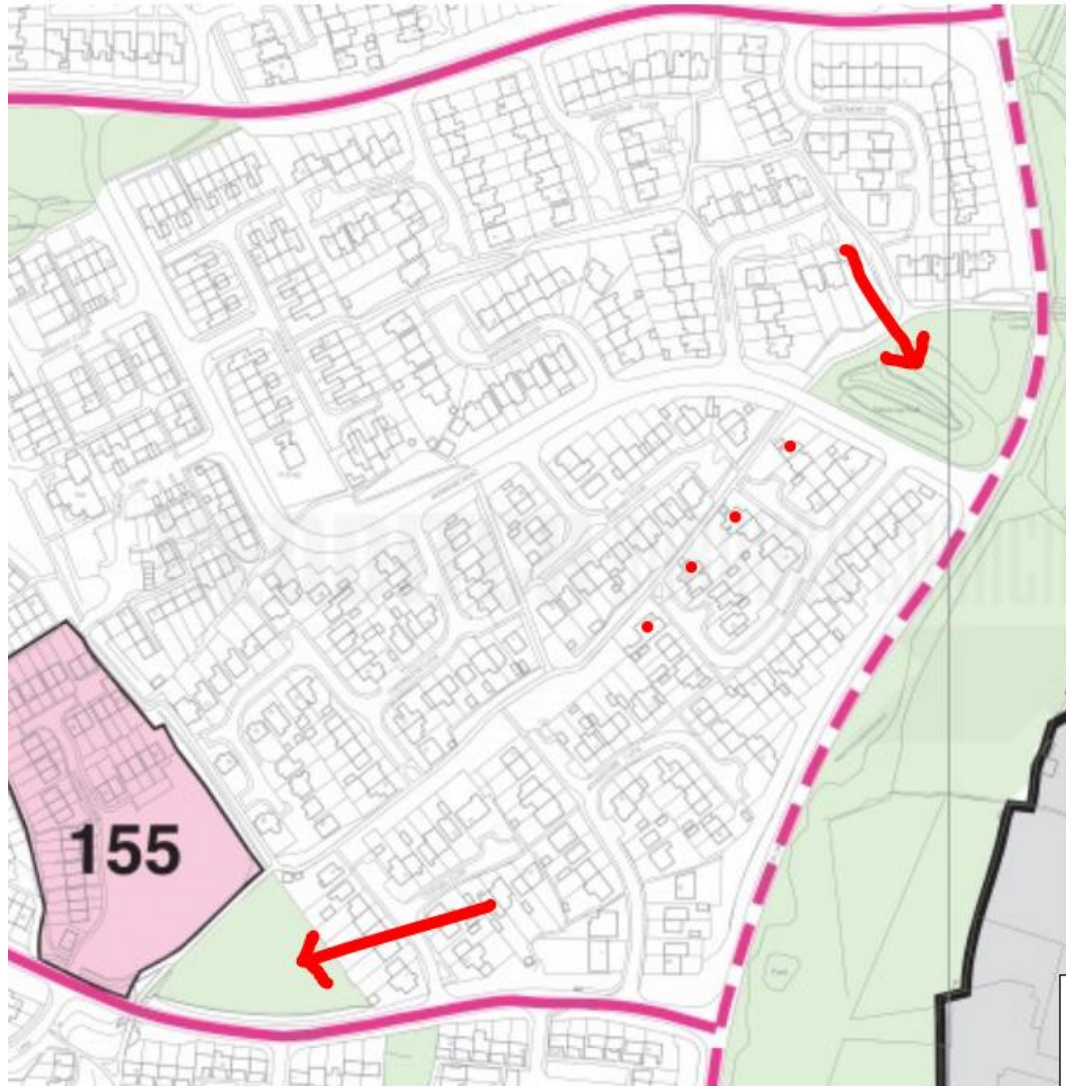


Existing footway





# Extract from BOR Local Plan 4 Policies map



Primarily Open Space

Arrows indicate Primarily Open Space referred to within report

Red dots indicate numbers 20, 21, 29, 30 Ansley Close

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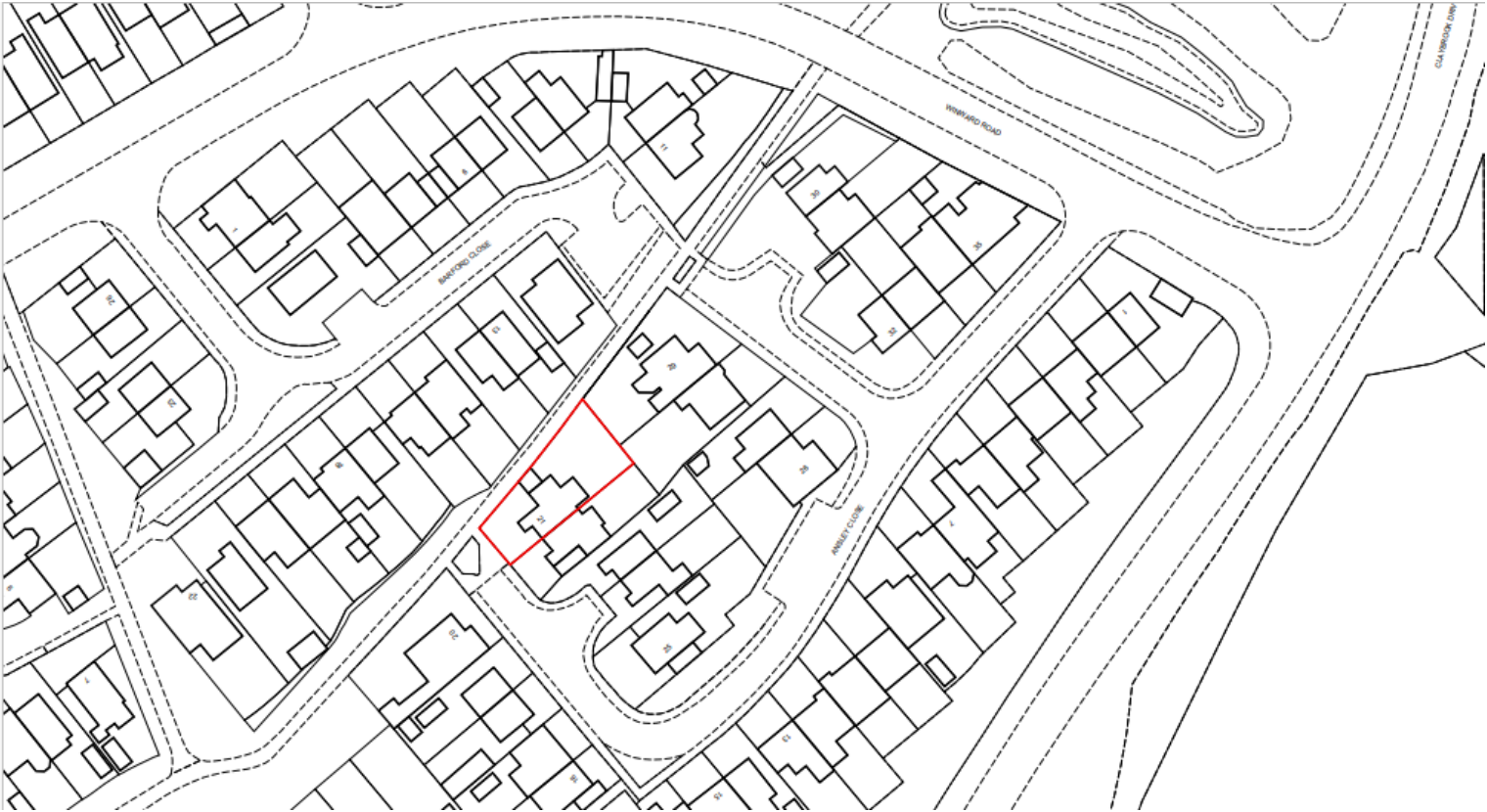
# 22/01356/FUL

21 Ansley Close, Matchborough East, Redditch B98 0AX

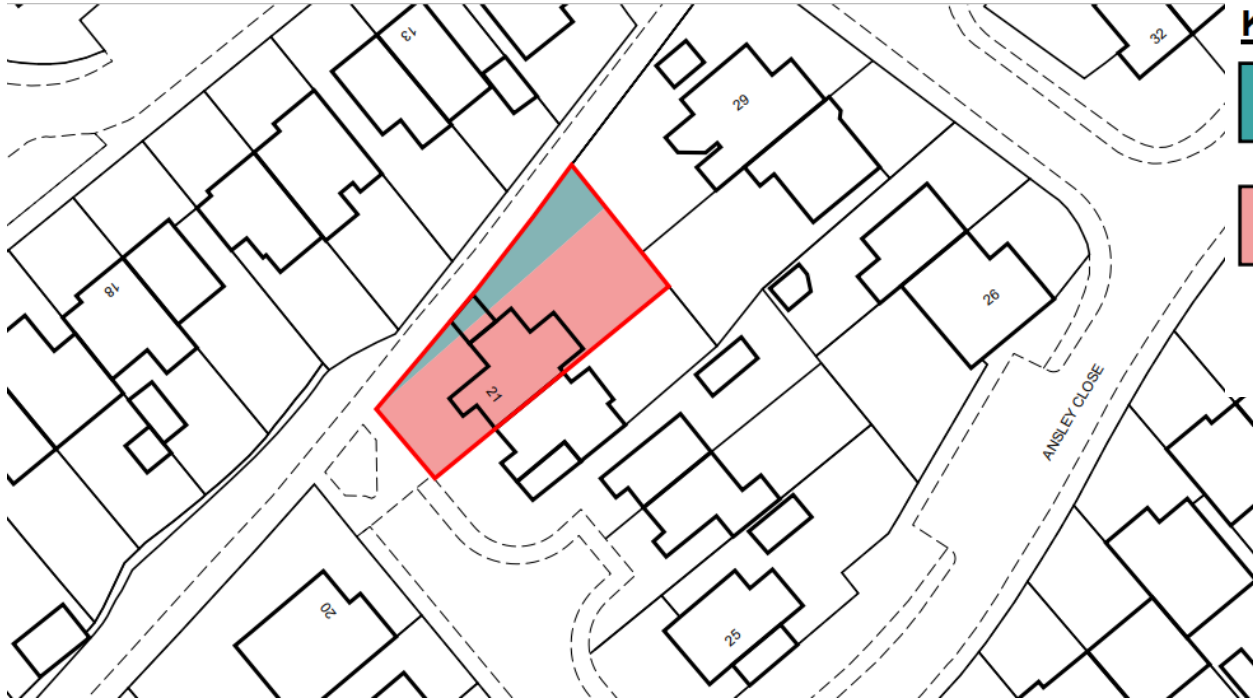
Change of use of highway land to private residential  
garden

Recommendation: grant subject to conditions

# Site Location



# Layout Plan



## Key



Extent of Highway verge for change of use to private garden, and then formally Stopped Up

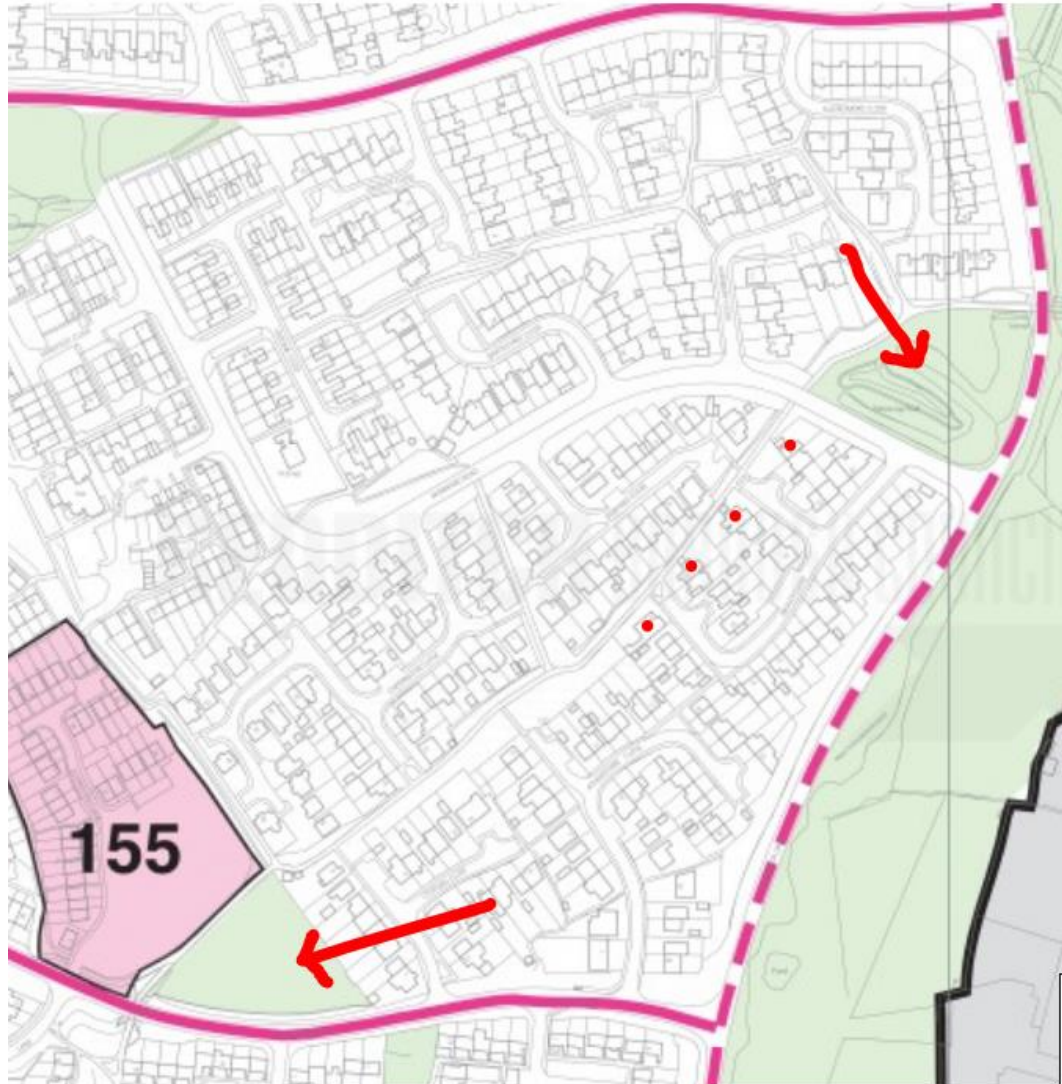


Existing Title area for No.21, as shown by Land Registry

# Recent images



# Extract from BOR Local Plan 4 Policies map



Primarily Open Space

Arrows indicate Primarily Open Space referred to within report

Red dots indicate numbers 20, 21, 29, 30 Ansley Close

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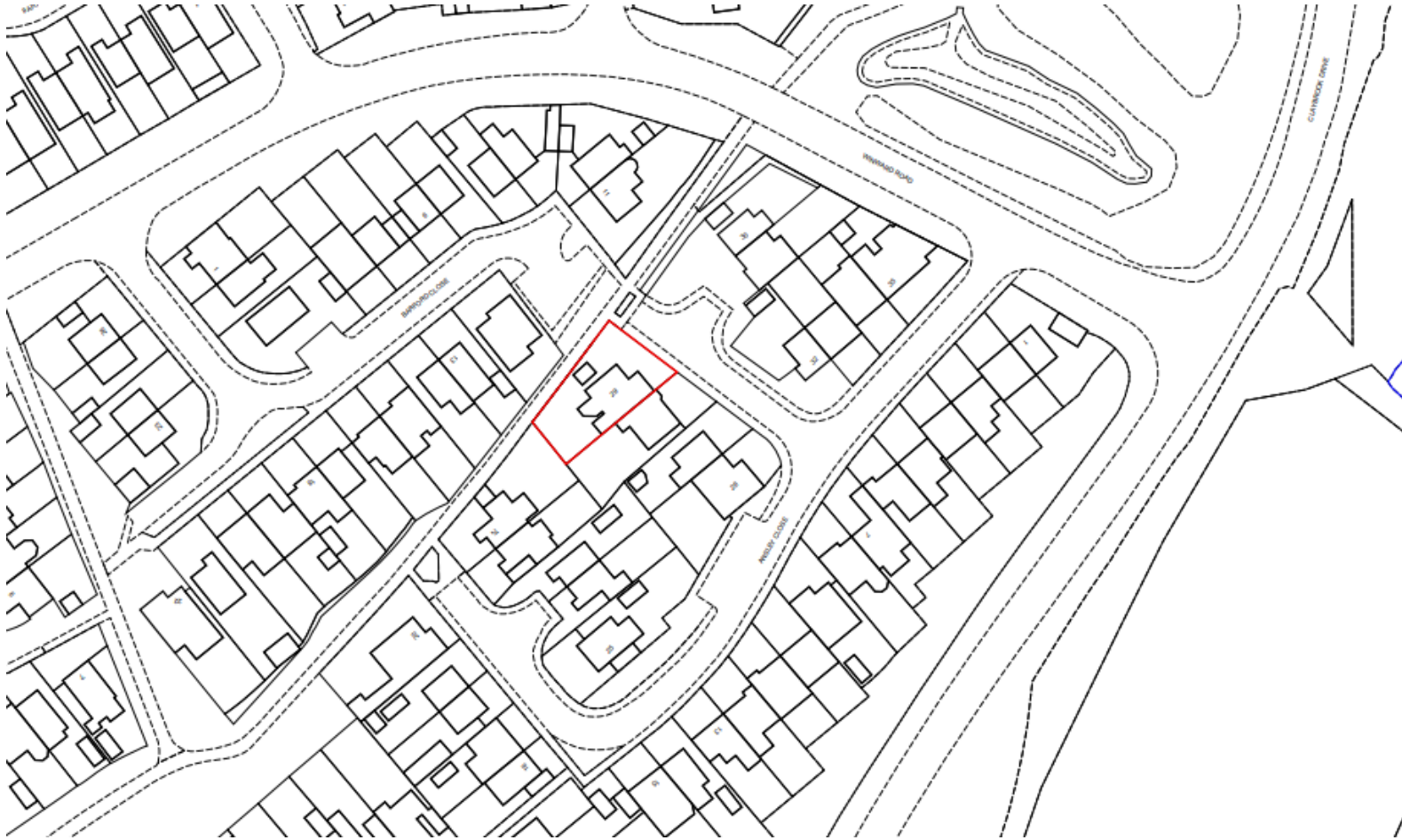
# 22/01358/FUL

29 Ansley Close, Matchborough East, Redditch B98 0AX

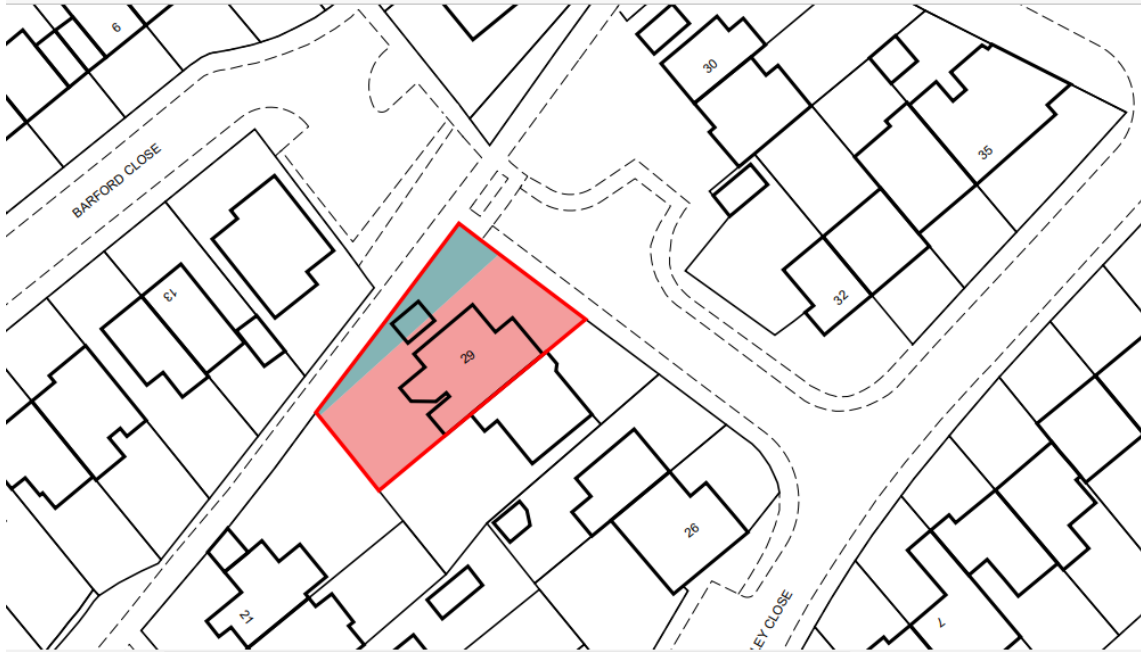
Change of use of highway land to private residential  
garden

Recommendation: grant subject to conditions

# Site Location



# Layout Plan



## Key



Extent of Highway verge for change of use to private garden, and then formally Stopped Up

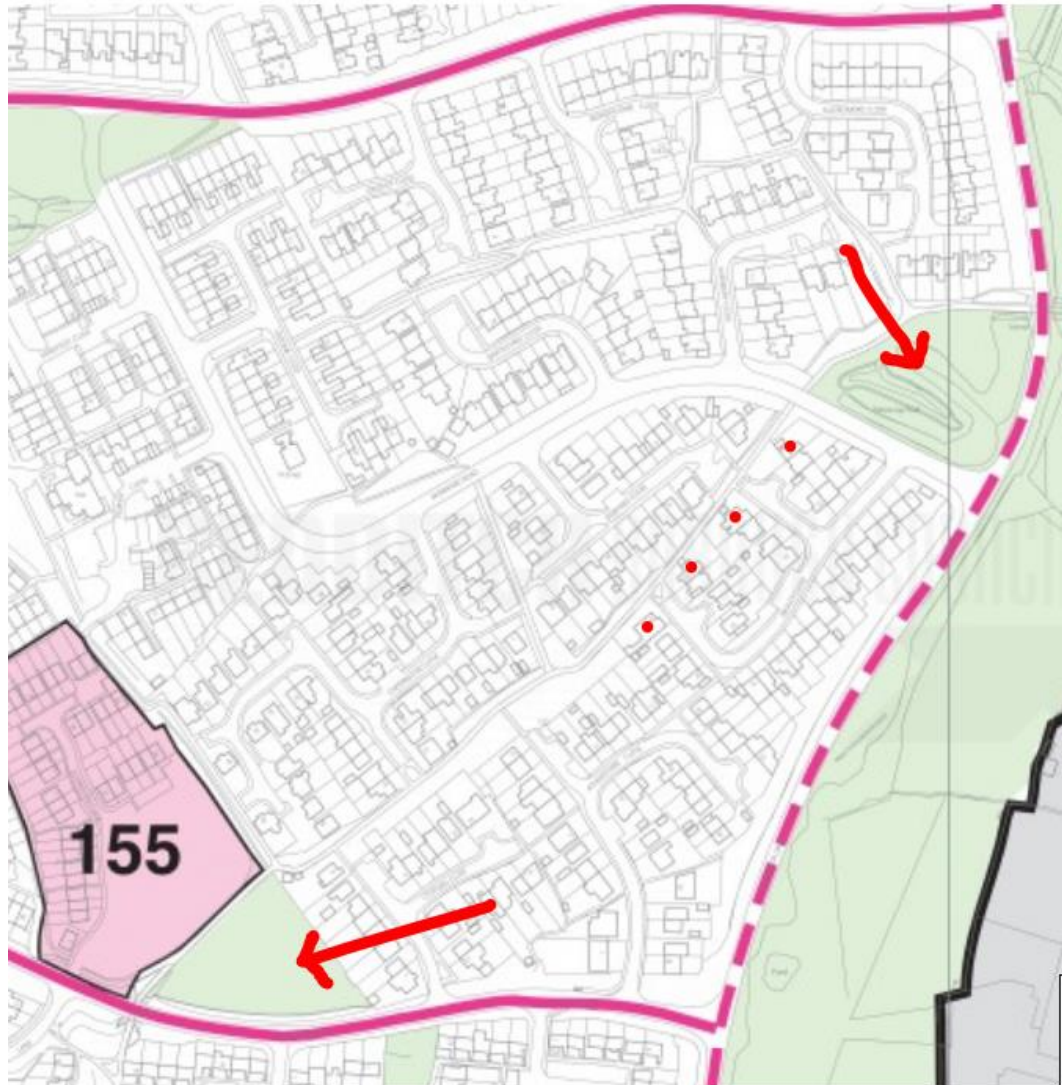


Existing Title area for No.29, as shown by Land Registry

# Recent image



# Extract from BOR Local Plan 4 Policies map



Primarily Open Space

Arrows indicate Primarily Open Space referred to within report

Red dots indicate numbers 20, 21, 29, 30 Ansley Close

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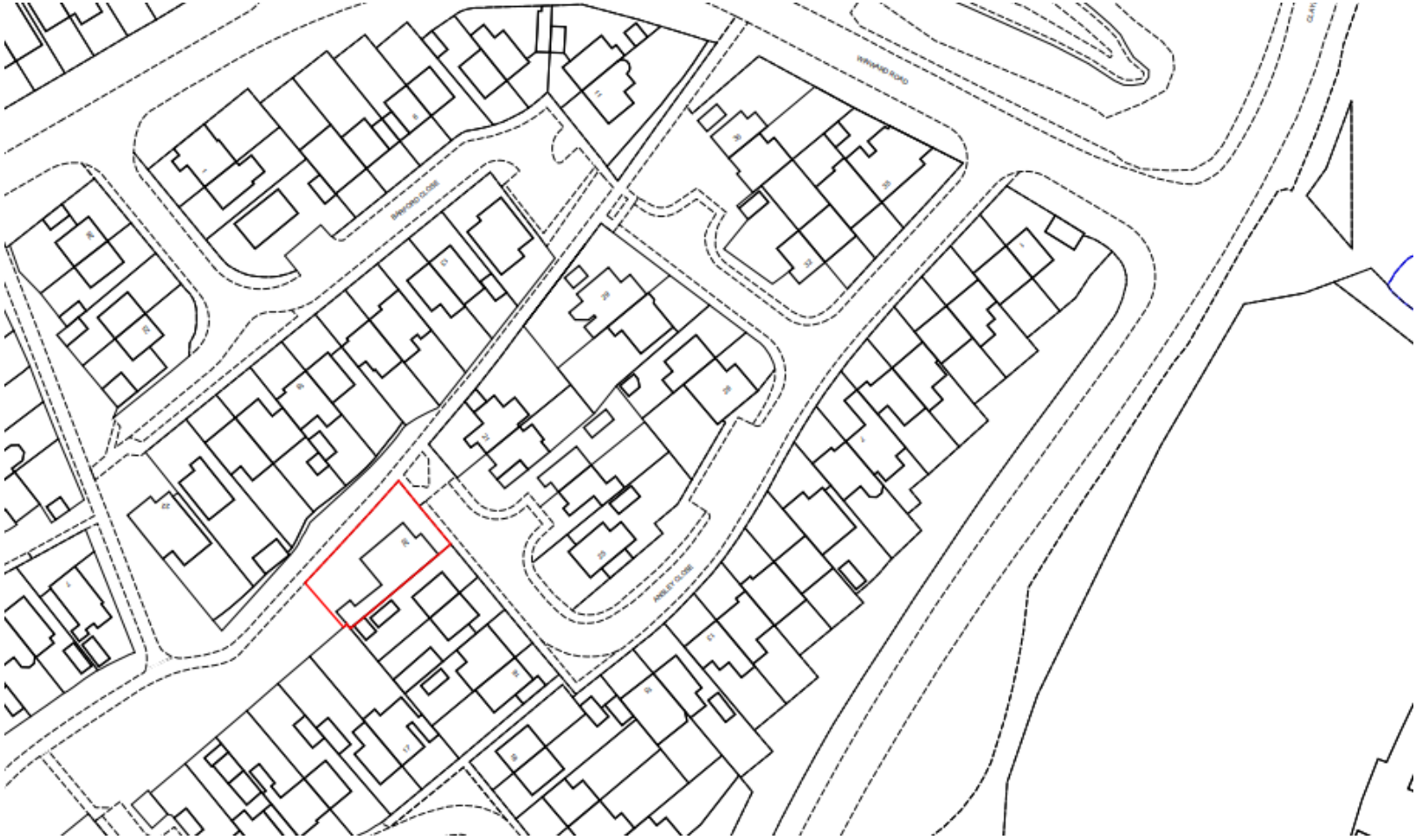
# 22/01363/FUL

20 Ansley Close, Matchborough East, Redditch B98 0AX

Change of use of highway land to private residential  
garden

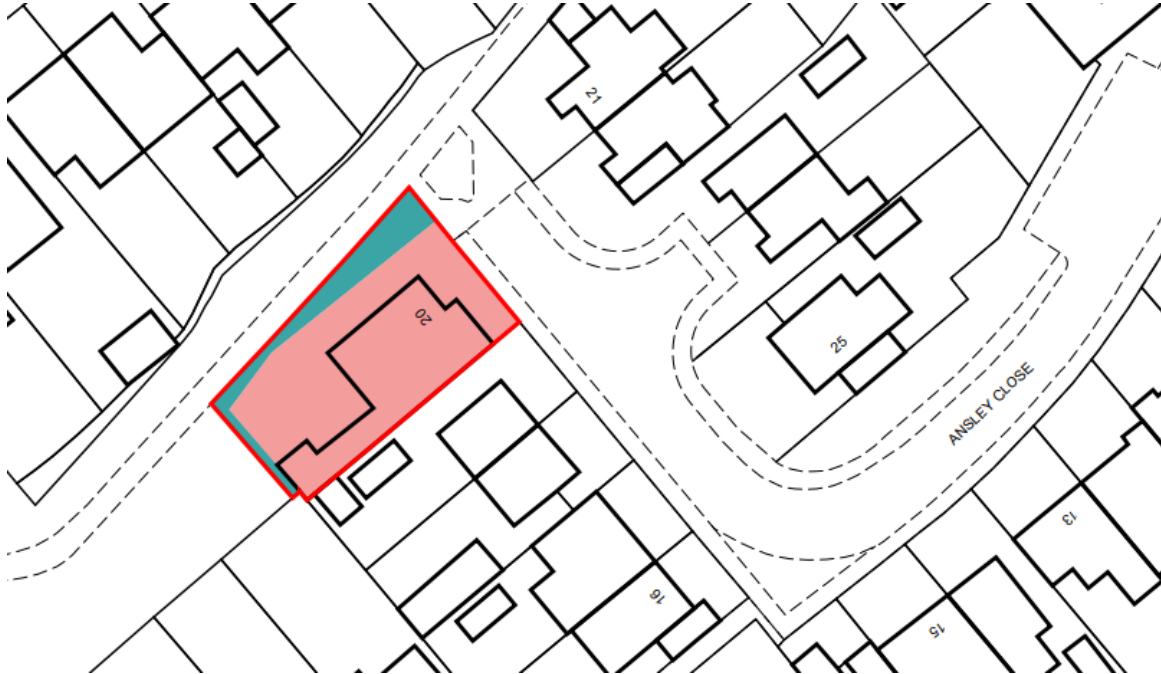
Recommendation: grant subject to conditions

# Site Location





# Layout Plan



## Key



Extent of Highway verge for change of use to private garden, and then formally Stopped Up

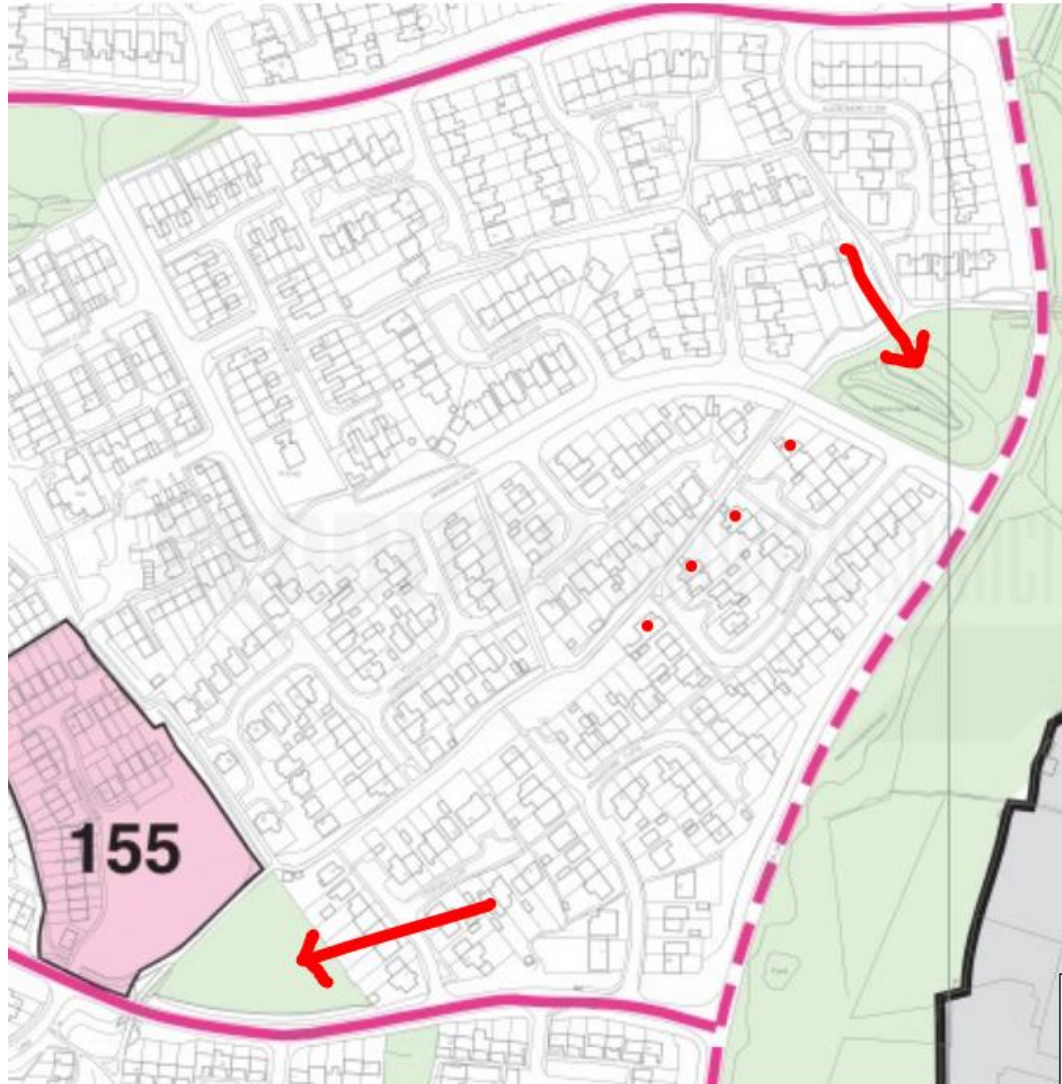


Existing Title area for No.20, as shown by Land Registry

# Recent images



# Extract from BOR Local Plan 4 Policies map



Primarily Open Space

Arrows indicate Primarily Open Space referred to within report

Red dots indicate numbers 20, 21, 29, 30 Ansley Close

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