

# Site Plans and Presentations Pack



## Planning Committee

Wed 29 Mar  
2023  
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**

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Democratic Services Officer**

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# Planning

COMMITTEE

Wednesday, 29th March, 2023

7.00 pm

Council Chamber Town Hall

## Agenda

### Membership:

Cllrs:

Michael Chalk (Chair)  
Timothy Pearman (Vice-Chair)  
Salman Akbar  
Imran Altaf  
Tom Baker-Price

Brandon Clayton  
Alex Fogg  
Andrew Fry  
Bill Hartnett

5. 22/00333/FUL - St Gregorys Roman Catholic Church, Winyates Way, Redditch, Worcestershire (Pages 5 - 24)
6. 23/00140/FUL - Caretakers Lodge, Foxlydiate Crescent (Pages 25 - 32)

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# 22/00333/FUL

St Gregorys Roman Catholic Church, Winyates Way, Winyates,  
Redditch

Proposed Redevelopment of Land at St Gregory's Church, Winyates to construct 25 No. new affordable dwellings and associated access road. To include demolition of existing buildings, clearing of vegetation, temporary stopping up and permanent diversion of footpaths, including rerouting of Foul and Storm Sewers within the site.

Recommendation: Delegated to the Head of Planning, Regeneration and Leisure Services to GRANT planning permission subject to a) – d) in the main report.

# Site location plan



# Site entrance





# Photos of the site





# Church building



# Application Scheme

SCHEDULE OF ACCOMMODATION					
HOUSE TYPE	%	GIA	STOREYS	No.	PARKING SPACES
● 2B4P TYPE A	20%	72m <sup>2</sup>	2	5No.	10
● 3B4P TYPE D CORNER	16%	87m <sup>2</sup>	2	4No.	8
● 3B4P TYPE E MID	4%	97m <sup>2</sup>	2	1No.	2
● 3B4P TYPE B	52%	81m <sup>2</sup>	2	13No.	26
● 4B5P TYPE C	8%	110m <sup>2</sup>	2.5	2No.	6
VISITOR SPACES					1
TOTAL				25No.	53No.














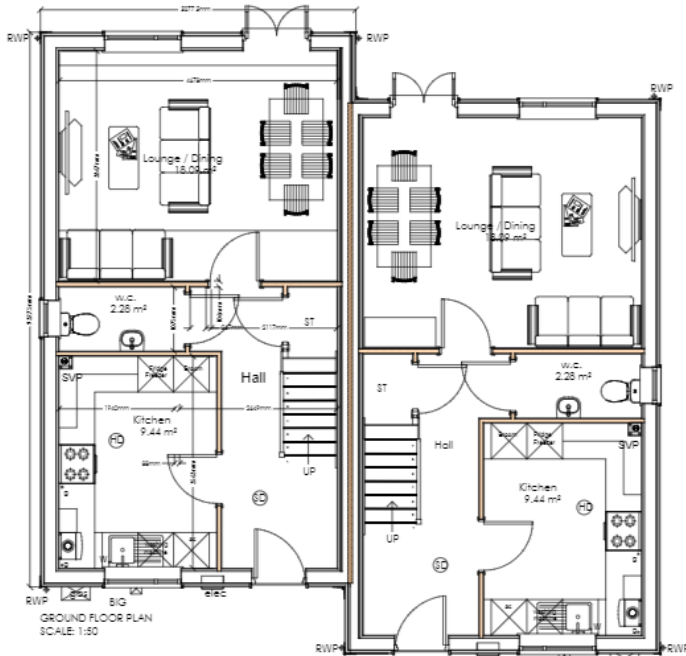
# Site layout showing sewer easement

## SCHEDULE OF SERVICES

-  DIVERTED SW SEWER
-  DIVERTED FW SEWER
-  EXTG SEWERS REMOVED
-  SEWER COVERS
-  CHURCH TO BE DEMOLISHED
-  10m SEWER EASEMENT
-  EXISTING TREES / BUSHES RETAINED



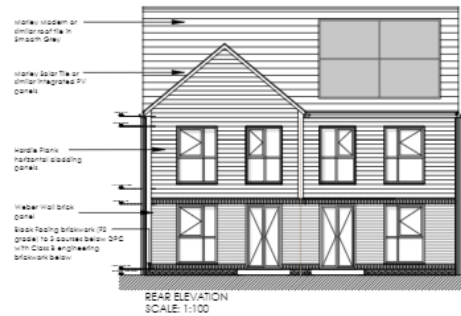
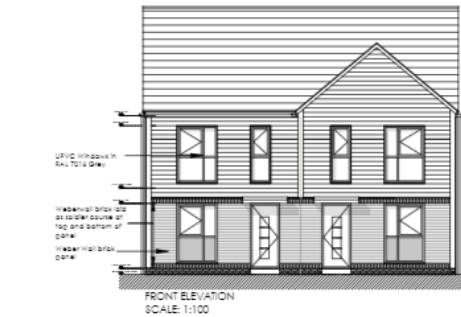
# Housetypes



● Type B - ECO 200 clad  
3 Bed 4 Person  
(2 storey House)

Unit Areas:  
84.66m² structural  
81.38m² Finished

NOTE: FIRST FLOOR PLAN AS TYPE B HOUSE.  
HOUSE TYPE HANDED ON PLOTS 14 & 15  
HOUSE TYPE B2d MINOR STEP DIMENSION DIFFERENCE.



Hardie plank in Anthracite Grey: at First Floor Level

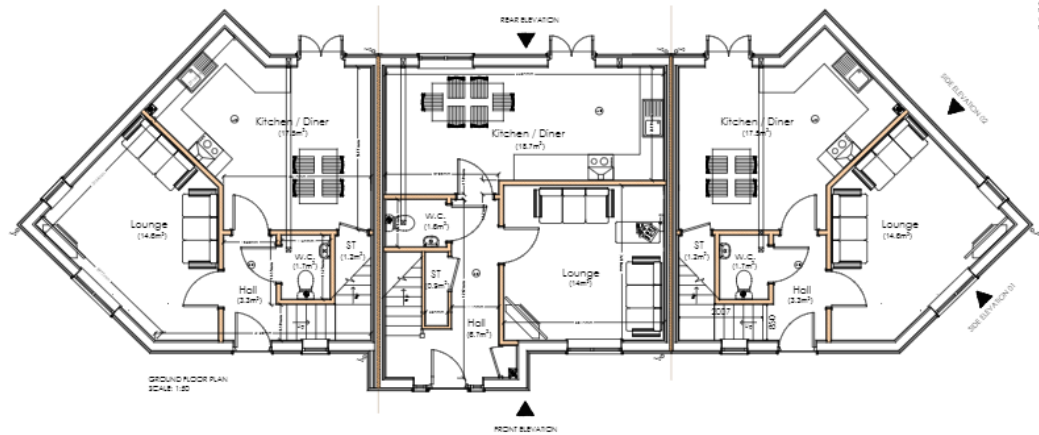
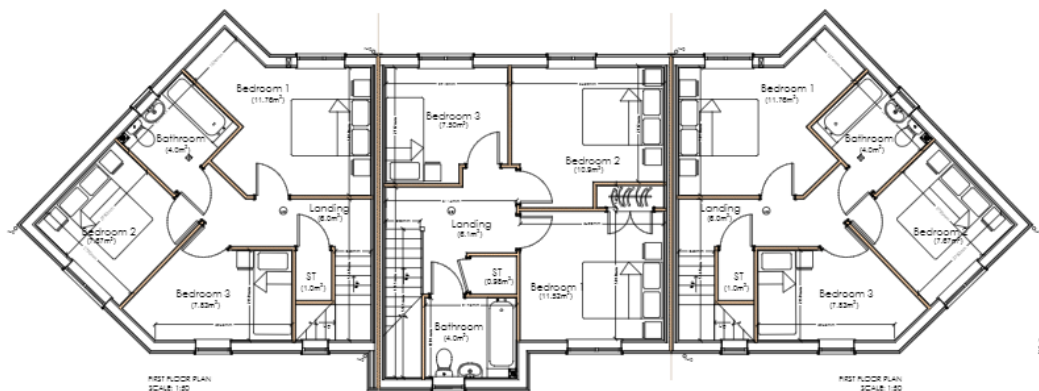


Weberwall Brick Antique Red Multi brick with Cotswold pointing mortar: at Ground Floor Level



T



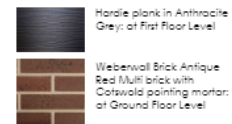


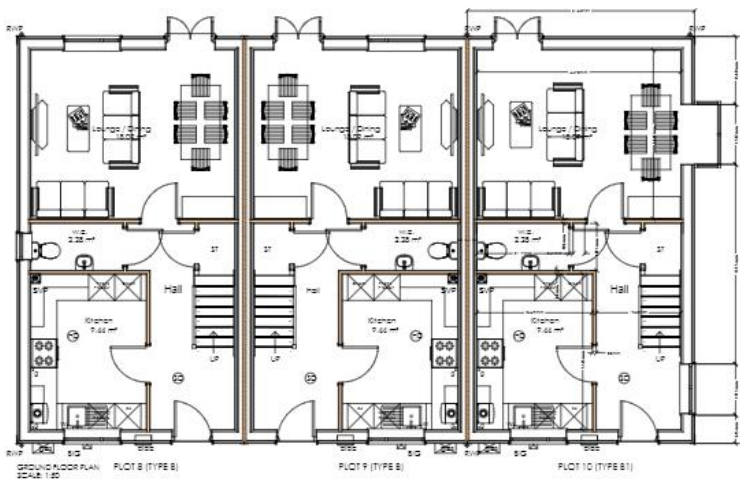
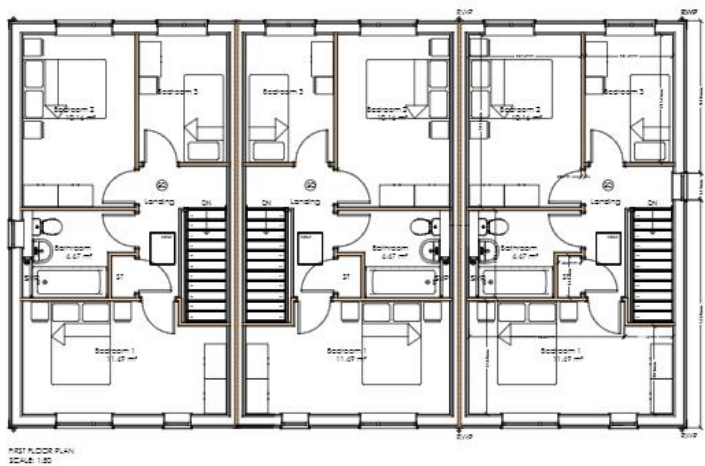
● Type D Corner - ECO 200 clad  
3 Bed 4 Person  
(2 storey House)

Unit Areas:  
85.36m² structural  
84.58m² Finished

● Type E Mid-corner - ECO 200 clad  
3 Bed 4 Person  
(2 storey House)

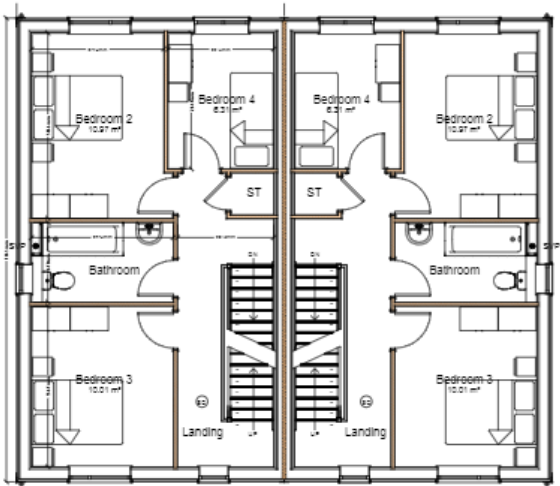
Unit Areas:  
92.82m² structural  
91.90m² Finished



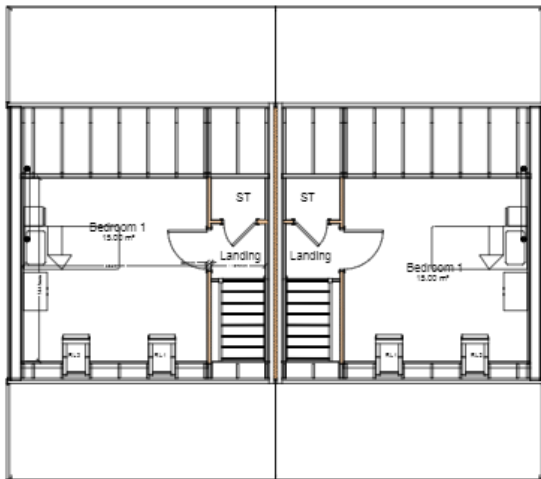


WESTERLY VIEW ACROSS COMMUNAL PARKING TOWARDS PLOT10





FIRST FLOOR PLAN  
SCALE 1:100



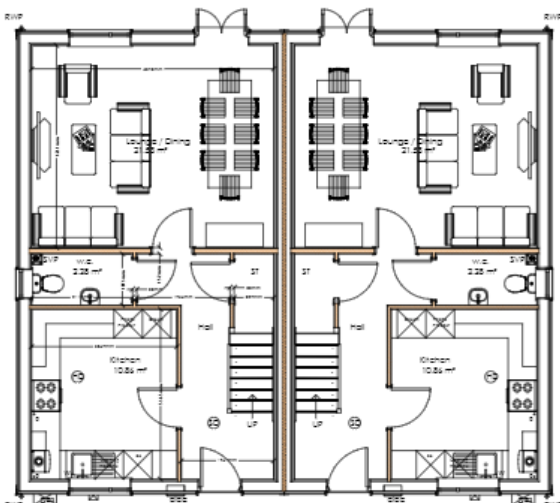
SECOND FLOOR PLAN  
SCALE 1:100

Type C - BOD 200 clad  
4 Bed 5 Person  
(2.5 storey House)

Unit Area:  
113.84m² structural  
109.96m² Finished

Hardie plank in Anthracite  
Grey: at First Floor Level

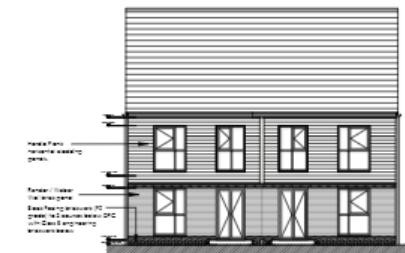
Weberwall Brick Antique  
Red Multi brick with  
Cotswold pointing mortar:  
at Ground Floor Level



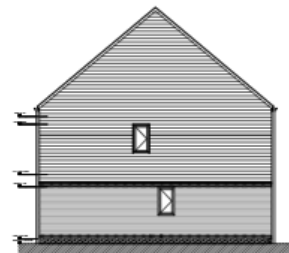
GROUND FLOOR PLAN  
SCALE 1:100



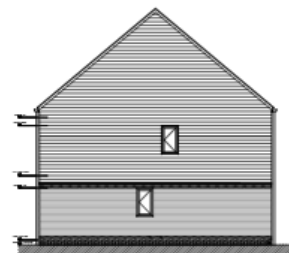
FRONT ELEVATION  
SCALE 1:100



REAR ELEVATION  
SCALE 1:100

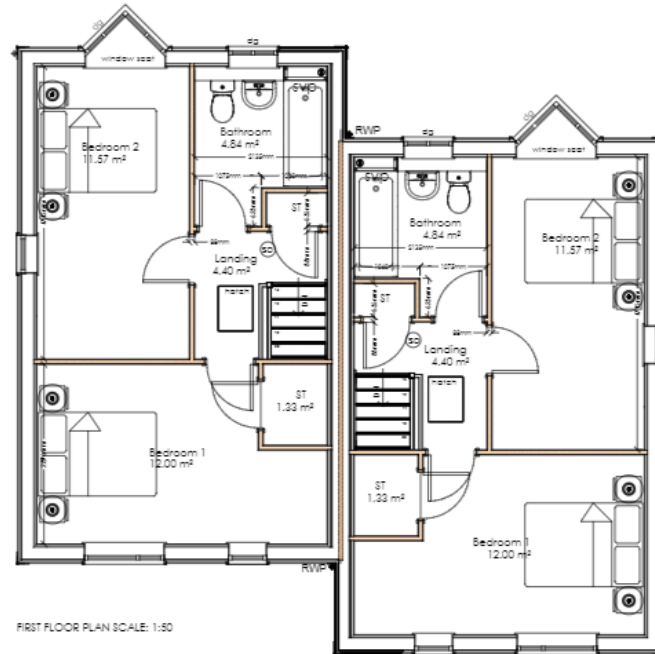
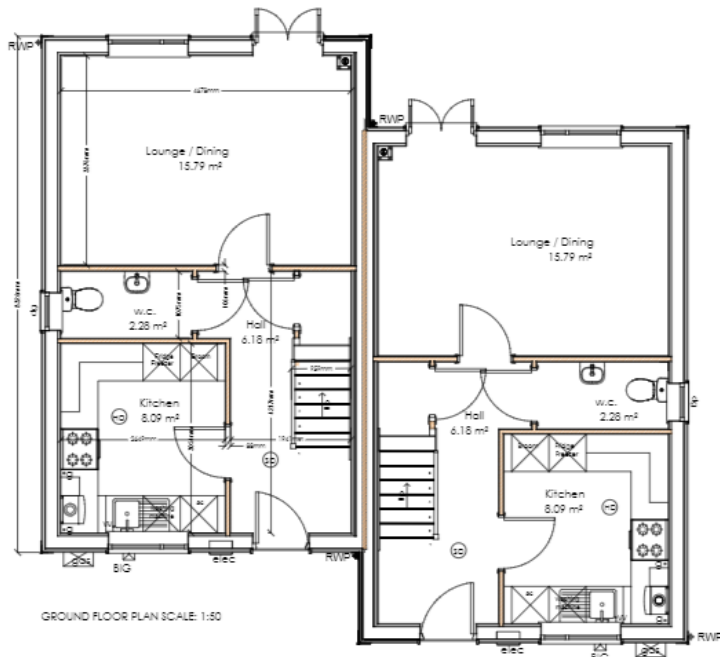


RIGHT ELEVATION  
SCALE 1:100



LEFT ELEVATION  
SCALE 1:100

# Housetype for plots 1 and 2



Type A1 - ECO 200 clad  
2 Bed 4 Person  
(2 storey House)

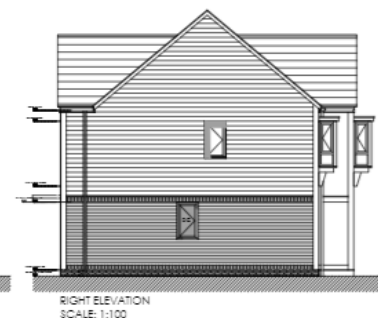
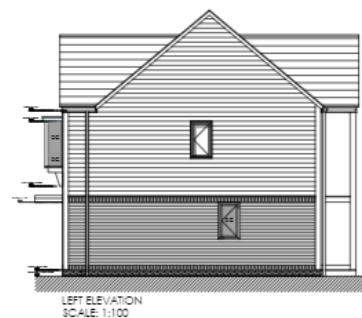
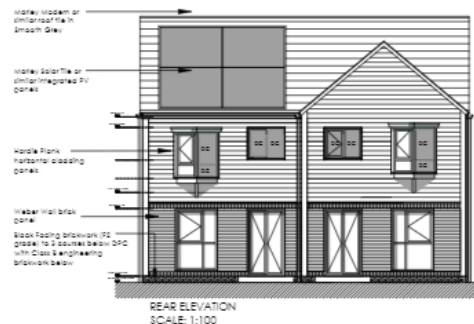
Unit Areas:  
75.04m² structural  
72.02m² Finished

Hardie plank in Anthracite Grey: at First Floor Level

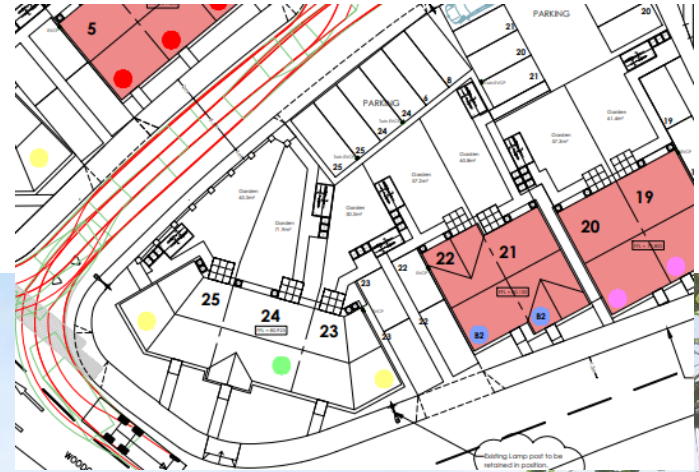
Weberwall Brick Antique Red Multi brick with Cotswold pointing mortar: at Ground Floor Level

DG = Decorative Glazing such as Pilkington Optifloat Opal with a privacy level of 5.

DG

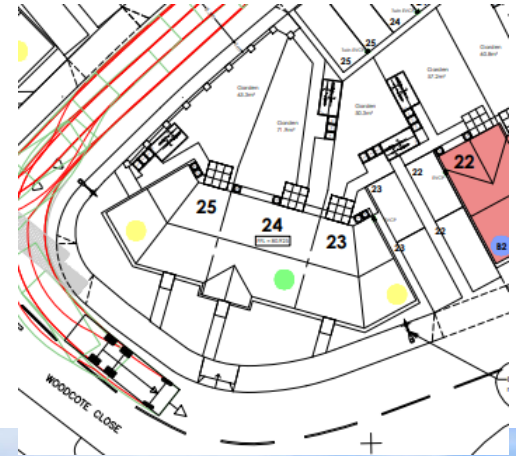


# Streetscenes





# Landmark building plots 23-25



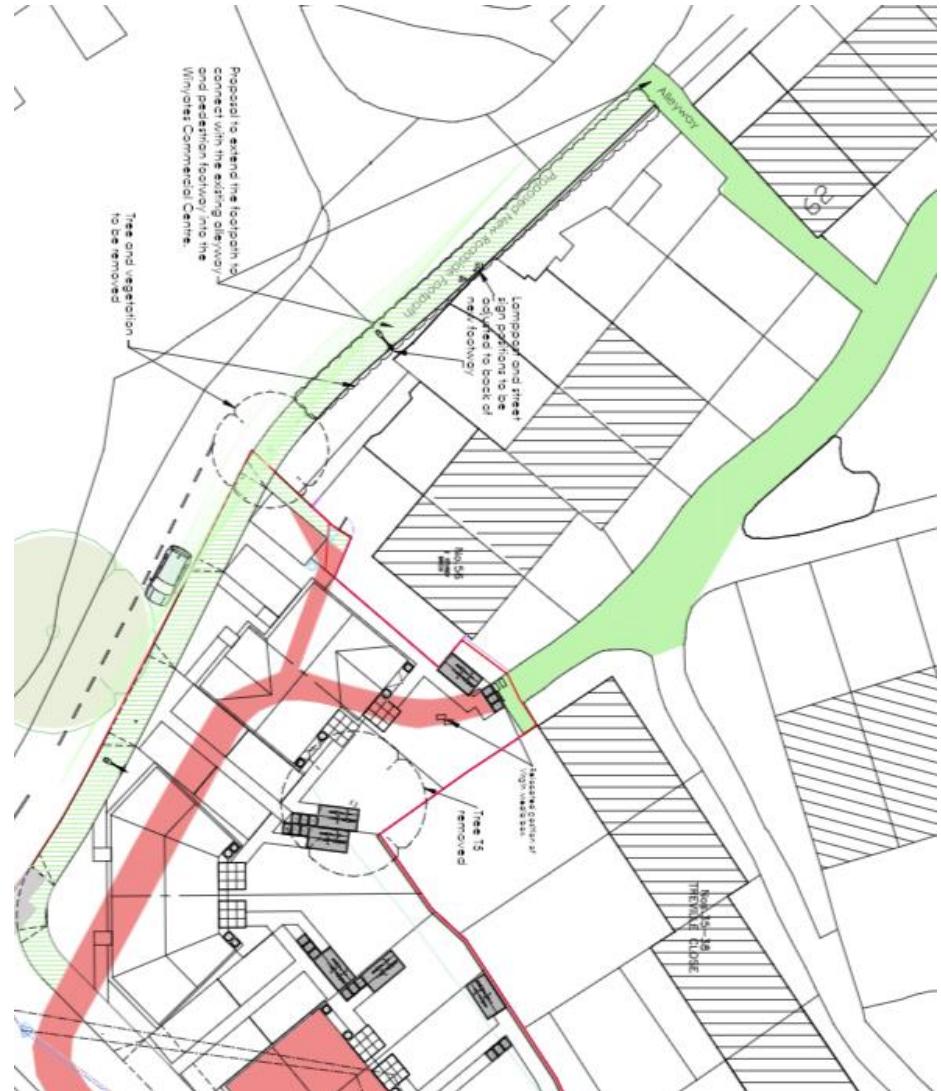
# Streetscene within the site Plots 4 - 13





# Plots 4- 10



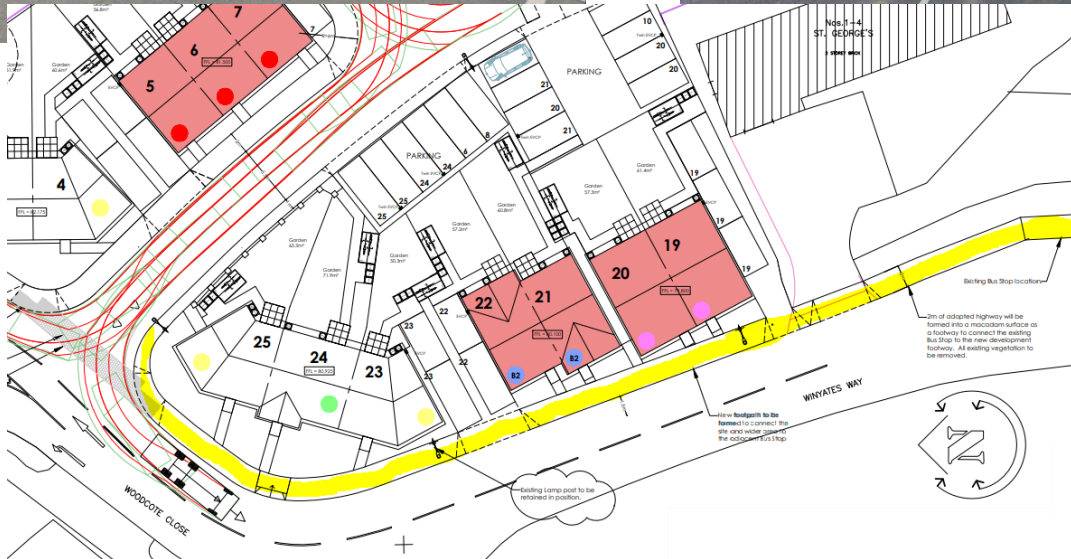
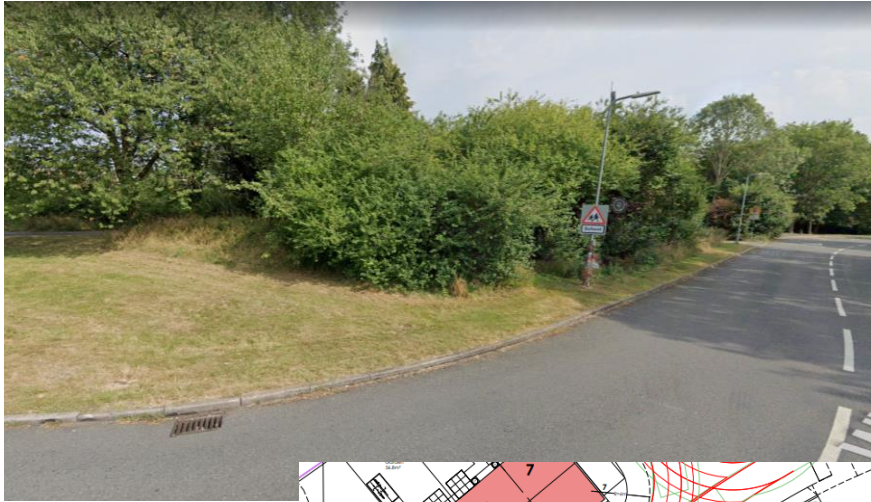
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Agenda Item 5



# New footpath at the rear of 56-61 Treville Close



# Footpath to be provided along Winyates Way



23/00140/FUL

Caretakers Lodge, Foxlydiate Crescent, Batchley,  
Redditch B97 6NH

Conversion and extension of existing caretakers  
lodge to self-contained dwelling

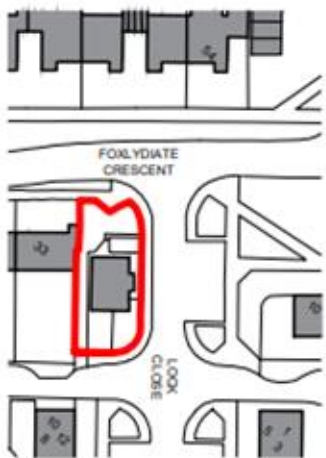
Recommendation: grant subject to conditions



# Aerial View



A circular diagram with a black sector and a blue arc. The circle has tick marks around its circumference. A black sector is shaded, starting from the 9 o'clock position and extending to the 1 o'clock position. A blue arc is drawn at the 1 o'clock position, extending from the black sector to the 3 o'clock position.





# Site layout



# Existing floor plan and elevations

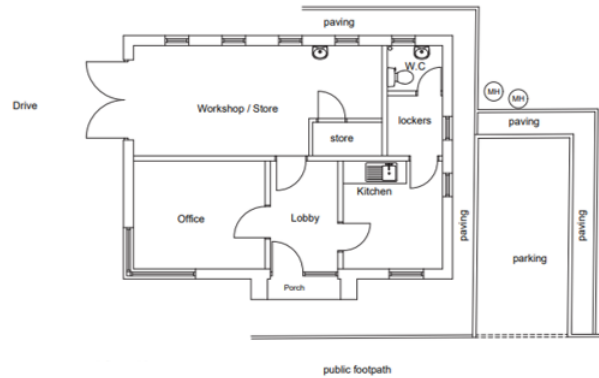


Rear Elevation

Front Elevation

Side Elevation

Side Elevation





# Proposed floor plan and elevations



Rear Elevation



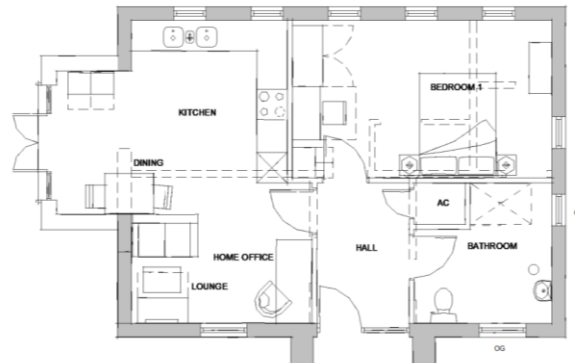
Front Elevation



RHS Elevation



LHS Elevation



# Photographs of site



*Front View from Lock Close*



*RHS View from Lock Close*



*LHS View from Lock Close/Foxlydiate Crescent*

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