

Update Report 1



Planning Committee

Wed 29 Mar
2023
7.00 pm

Council Chamber
Town Hall
Redditch



www.redditchbc.gov.uk

If you have any queries on this agenda please contact

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Tel: 01527 64252 (Ext 3304)

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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

4. Update Reports (Pages 5 - 26)

Updated Officer presentation for Agenda item 5 – 22/00333/FUL St Gregorys Church.

Additional Update report to follow prior to the Committee.

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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 ²	2	5No.	10
● 3B4P TYPE D CORNER	16%	87m ²	2	4No.	8
● 3B4P TYPE E MID	4%	97m ²	2	1No.	2
● 3B4P TYPE B	52%	81m ²	2	13No.	26
● 4B5P TYPE C	8%	110m ²	2.5	2No.	6
VISITOR SPACES					1
TOTAL				25No.	53No.





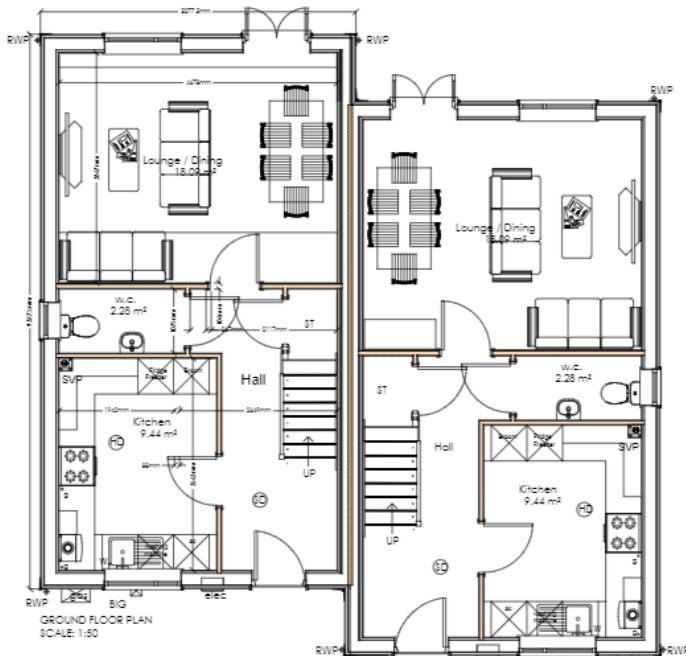
Site layout showing sewer easement

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



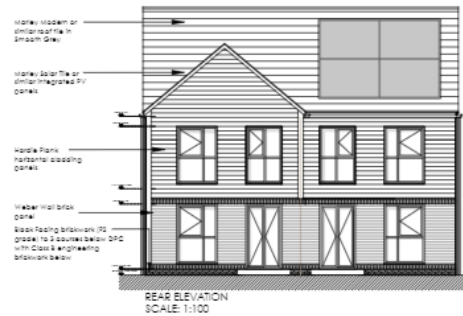
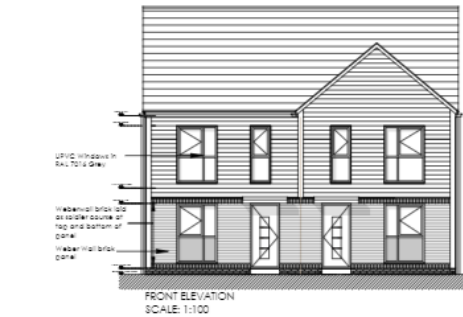
Housetypes



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

Unit Areas:
84.66m² structural
81.38m² Finished

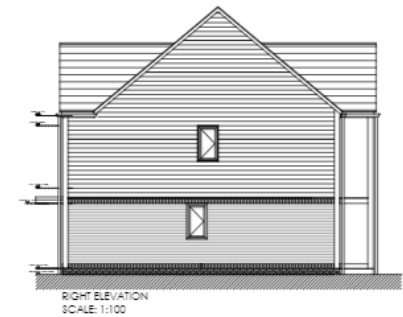
NOTE: FIRST FLOOR PLAN AS TYPE B HOUSE.
HOUSE TYPE HANDED ON PLOTS 14 & 15
HOUSE TYPE B2d MINOR STEP DIMENSION DIFFERENCE.



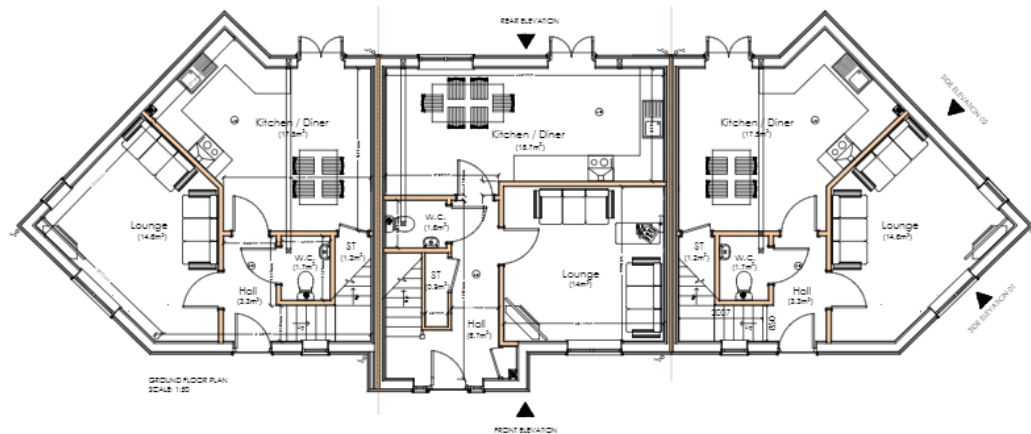
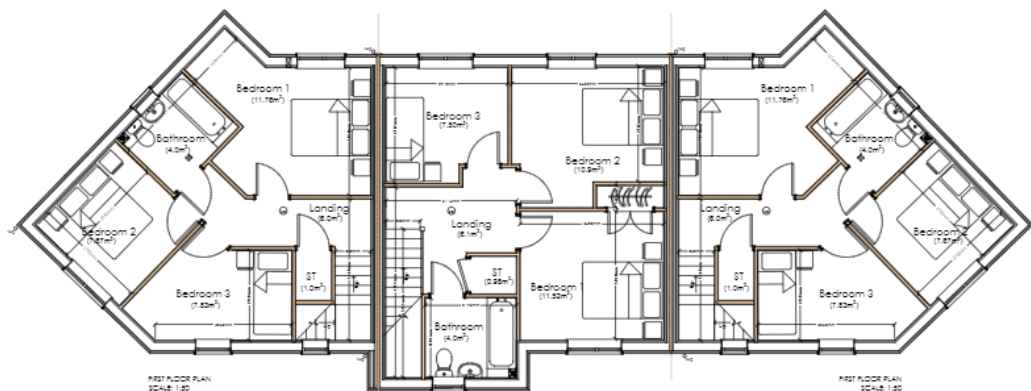
Hardie plank in Anthracite Grey: at First Floor Level



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



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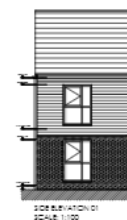
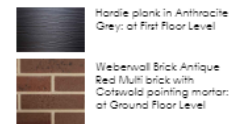


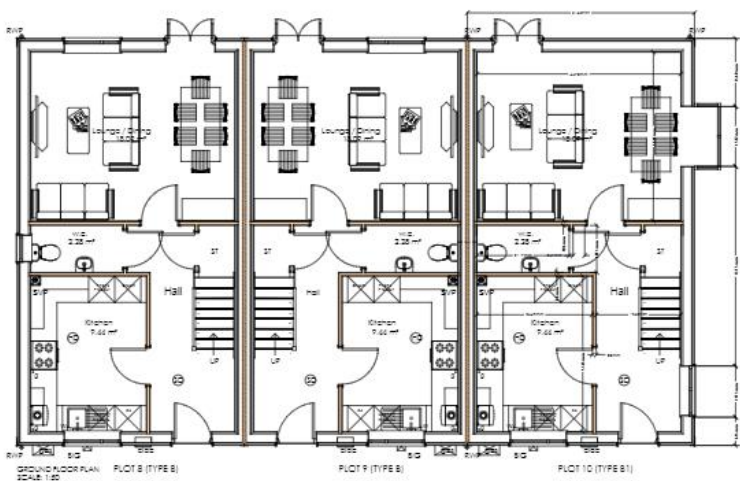
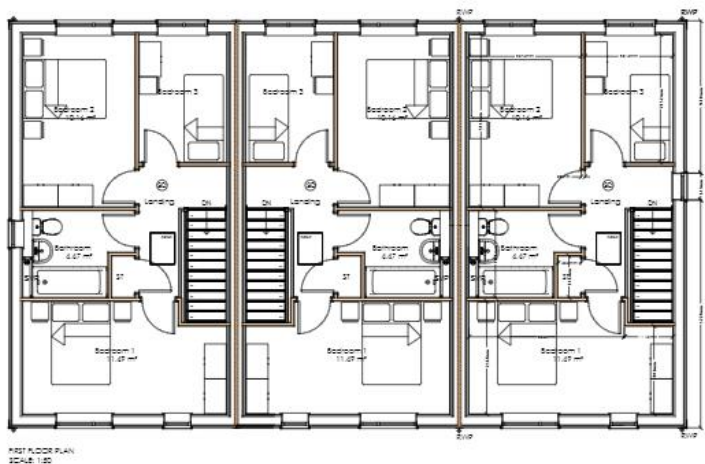
● Type D Corner - ECO 200 clad
3 Bed 4 Person
(2 storey House)

Unit Areas:
85.36m² structural
84.58m² Finished

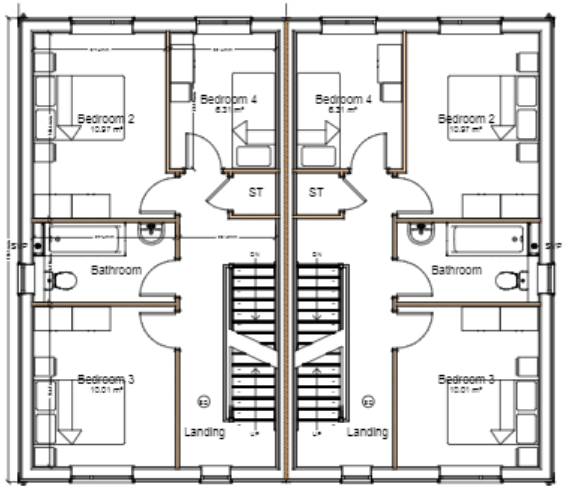
● Type E Mid-corner - ECO 200 clad
3 Bed 4 Person
(2 storey House)

Unit Areas:
92.82m² structural
91.90m² Finished

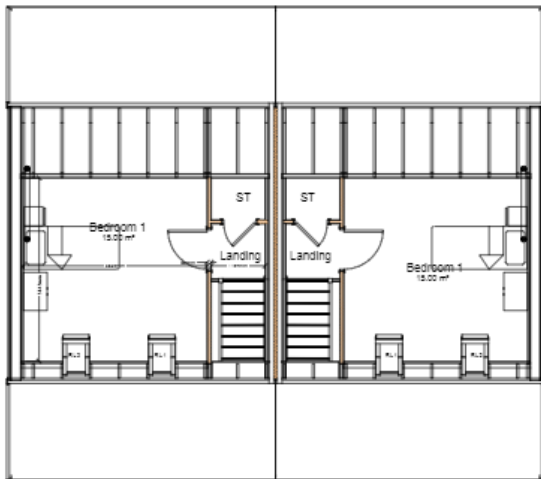




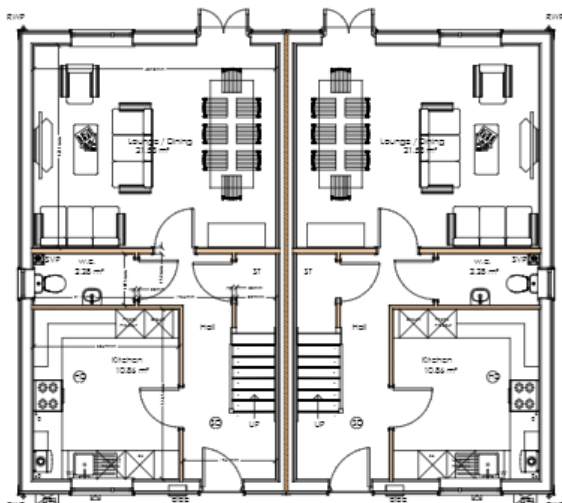
WESTERLY VIEW ACROSS COMMUNAL PARKING TOWARDS PLOT 10



FIRST FLOOR PLAN
SCALE 1:100



SECOND FLOOR PLAN
SCALE 1:100



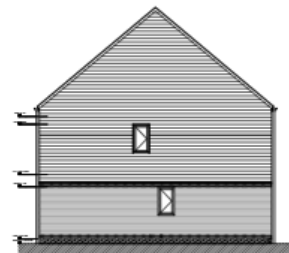
GROUND FLOOR PLAN
SCALE 1:100



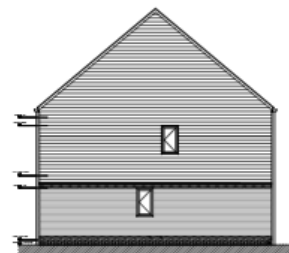
FRONT ELEVATION
SCALE 1:100



REAR ELEVATION
SCALE 1:100



RIGHT ELEVATION
SCALE 1:100



LEFT ELEVATION
SCALE 1:100

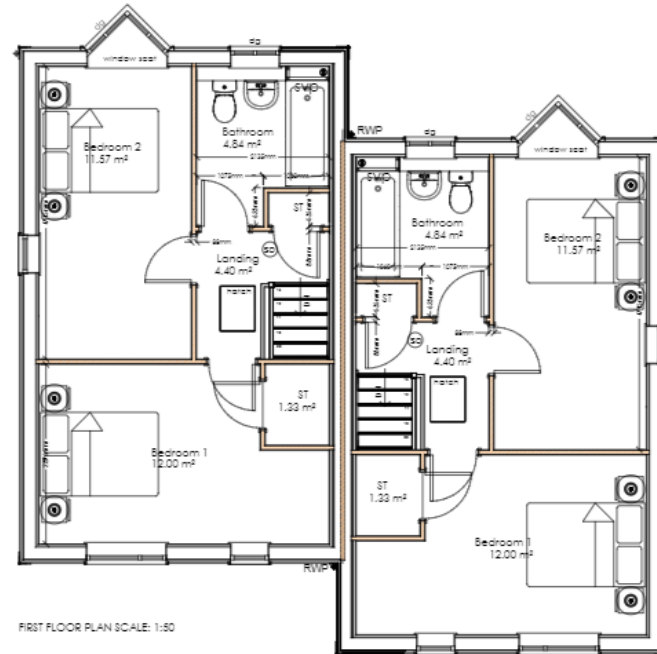
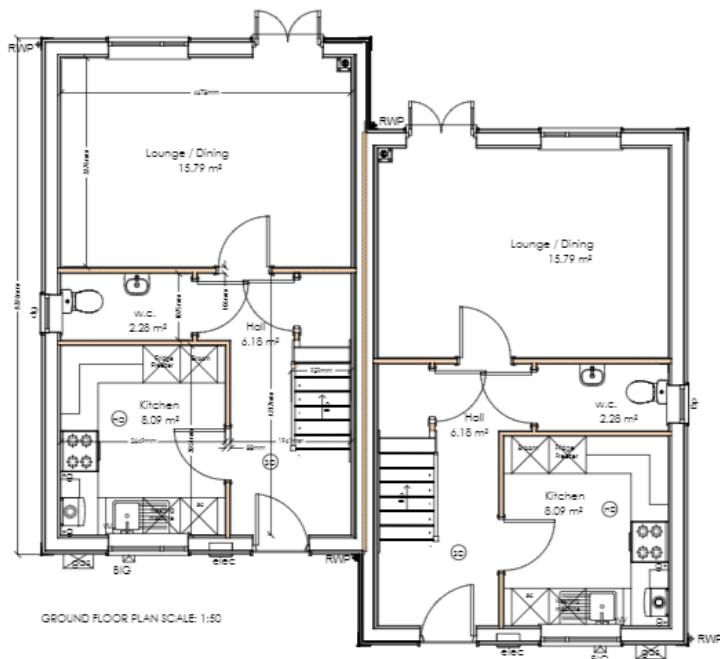
Type C - ECO 200 clad
4 Bed 5 Person
(2.5 storey House)

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

Housetype for plots 1 and 2



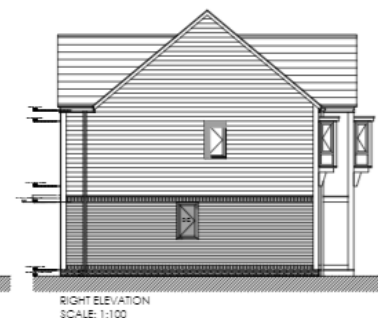
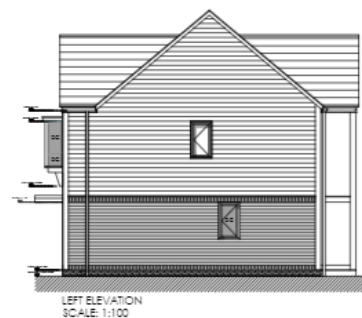
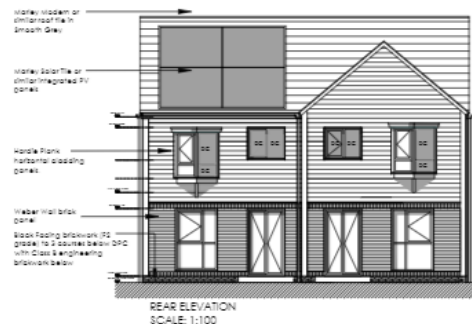
Type A1 - ECO 200 clad
2 Bed 4 Person
(2 storey House)

Unit Areas:
75.04m² structural
72.02m² Finished

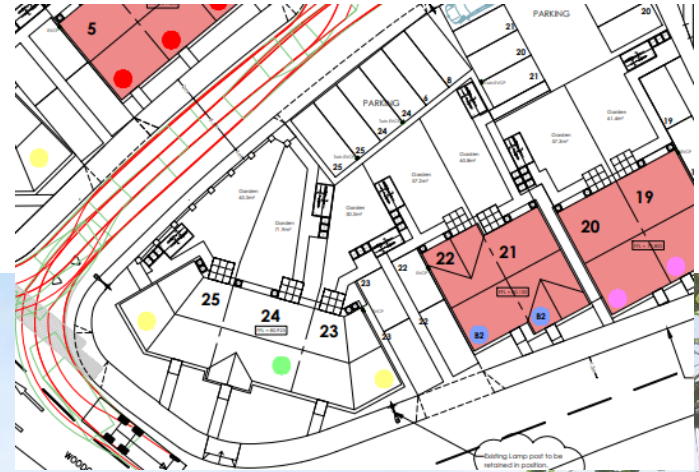
Hardie plank in Anthracite Grey: at First Floor Level

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

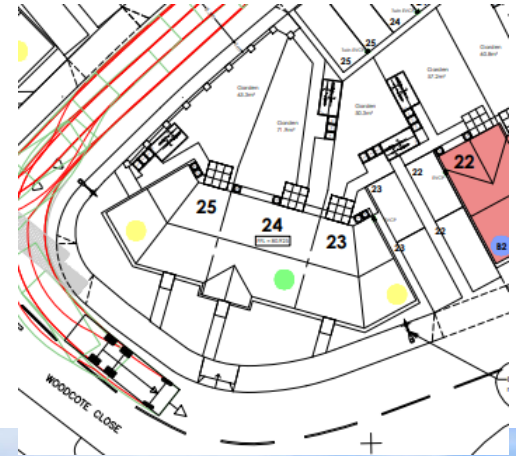
DG = Decorative Glazing such as Pilkington Optifloat Opal with a privacy level of 5.



Streetscenes



Landmark building plots 23-25



Streetscene within the site Plots 4 - 13



Plots 4- 10



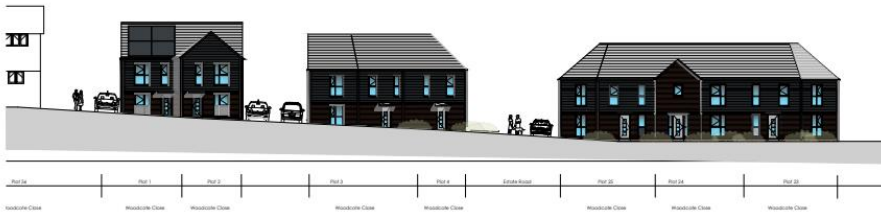
Streetscenes



1:200 Site Section A-A Through Road Estate

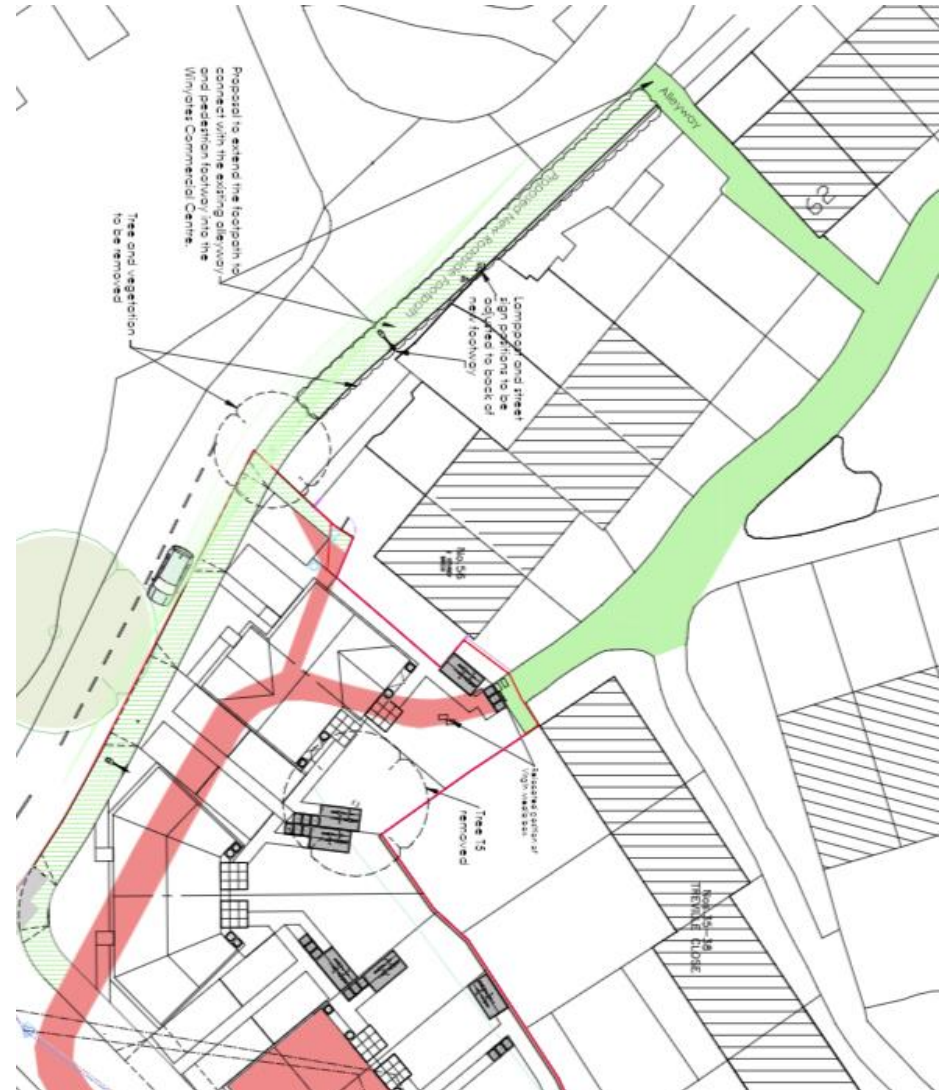
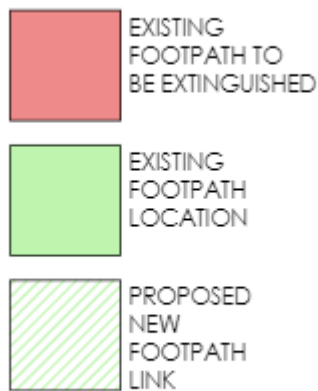
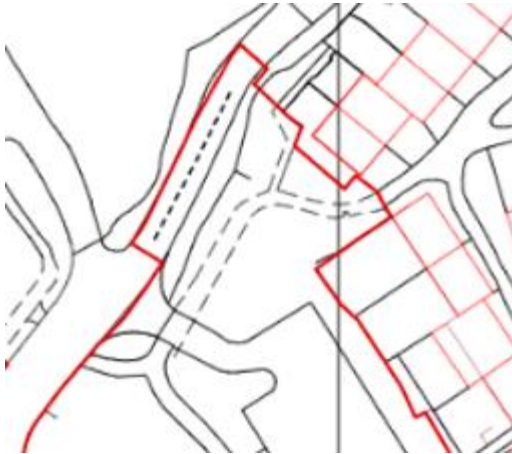


1:200 Site Section B-B Through Road Winyates



1:200 Site Section C-C Through Road Woodcote Close

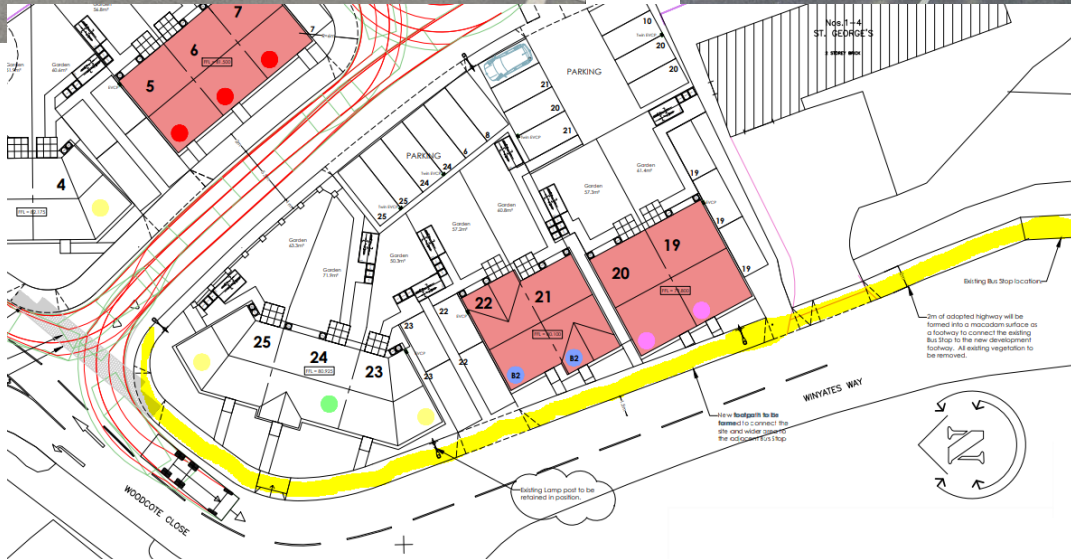
Footpath diversion at Treville Close



New footpath at the rear of 56-61 Treville Close



Footpath to be provided along Winyates Way



Application Scheme

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