

# Site Plans and Presentations



## Planning Committee

Wed 12 Jul  
2023  
7.00 pm

Council Chamber  
Town Hall  
Redditch

**REDDITCH** BOROUGH COUNCIL

*making  
a  
difference*

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

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

**Gavin Day  
Democratic Services Officers**

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

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

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



# Planning

Wednesday, 12th July, 2023

7.00 pm

Council Chamber Town Hall

## Agenda

### Membership:

Cllrs:	Peter Fleming (Chair)	Chris Holz
	Imran Altaf (Vice-Chair)	Sid Khan
	Juma Begum	Anthony Lovell
	Andrew Fry	Timothy Pearman
	Bill Hartnett	

- 4.** 22/01553/REM - Phase 6 Development, Brockhill East, Hewell Road, Redditch, Worcestershire (Pages 5 - 34)
- 5.** 23/00596/FUL - Birchensale Middle School, Bridley Moor Road, Redditch, B97 6HT (Pages 35 - 48)
- 6.** 22/01325/FUL - Town Hall, Walter Stranz Square, Redditch (Pages 49 - 62)

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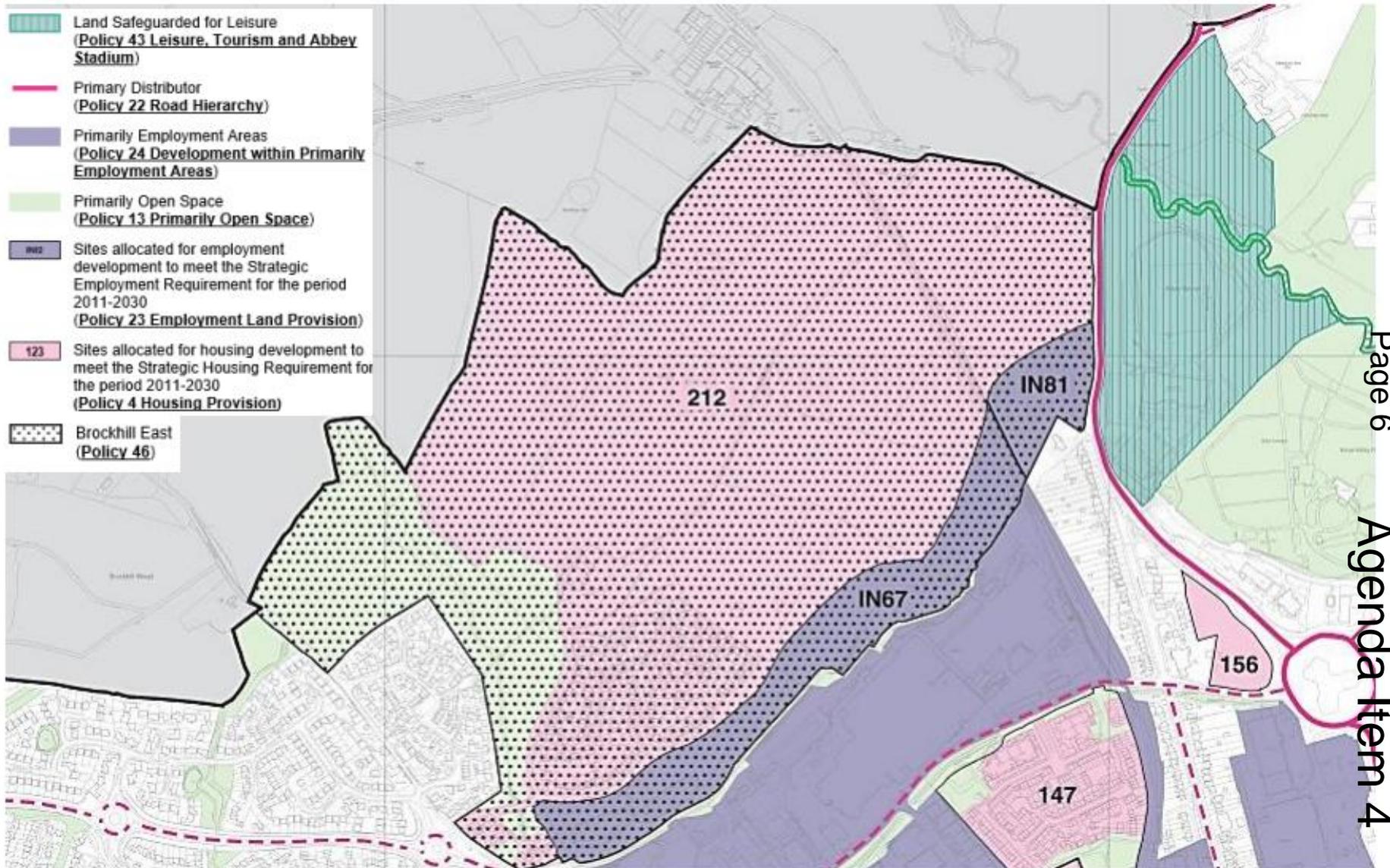
# 22/01553/REM

Sixth Phase of Persimmon Brockhill Development,  
Weights Lane, Redditch, Worcestershire

Application for reserved matters approval (appearance, landscaping, layout and scale) for the construction of 109 dwellings and associated works and infrastructure, pursuant to the outline planning permissions 19/00976/HYB and 19/00977/HYB. (Cross boundary application with Bromsgrove DC 22/01608/REM).

Recommendation: Grant Subject to Conditions

# Borough of Redditch Local Plan Allocation

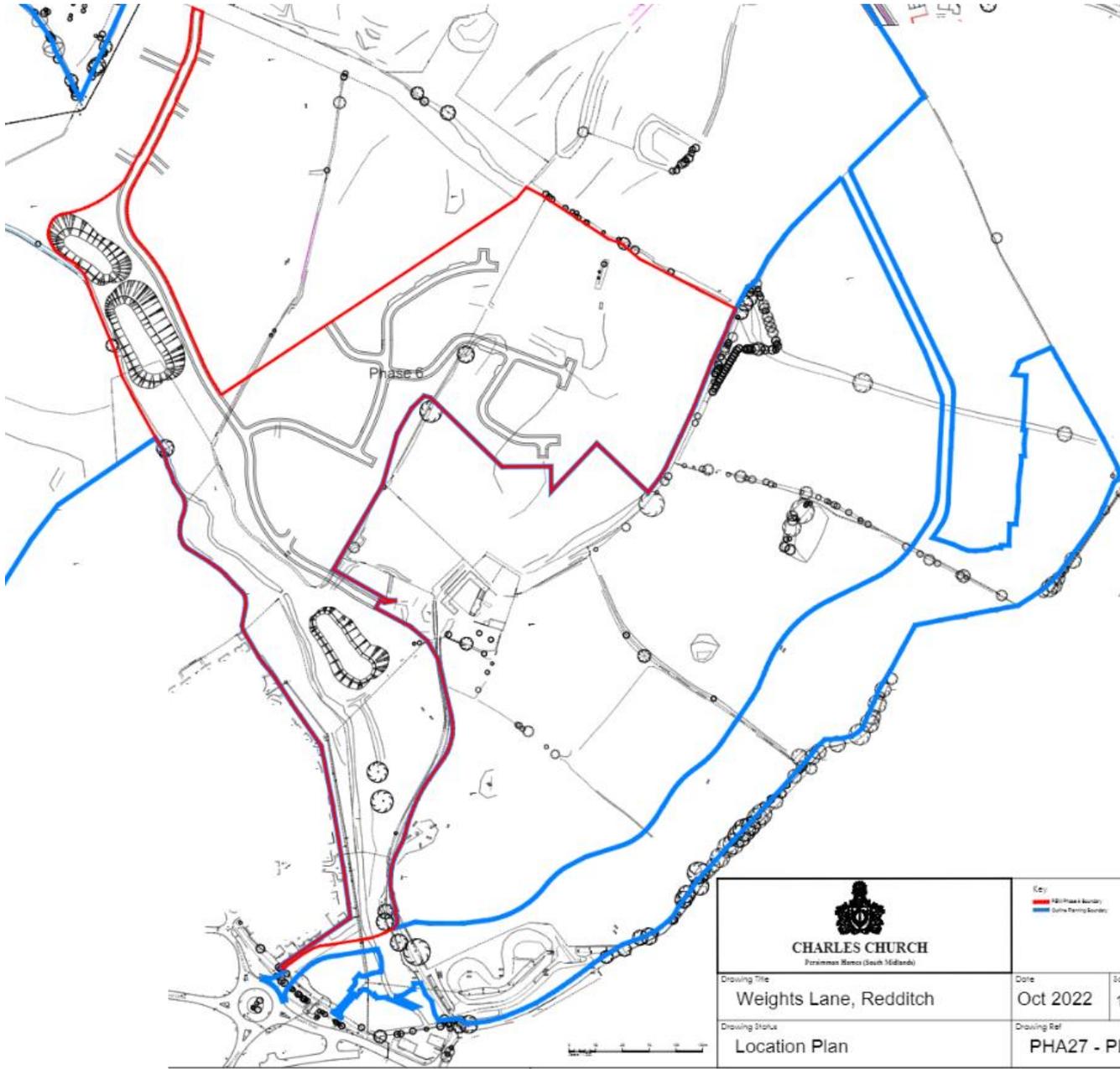


# Approved Framework Plan





# Site Location Plan

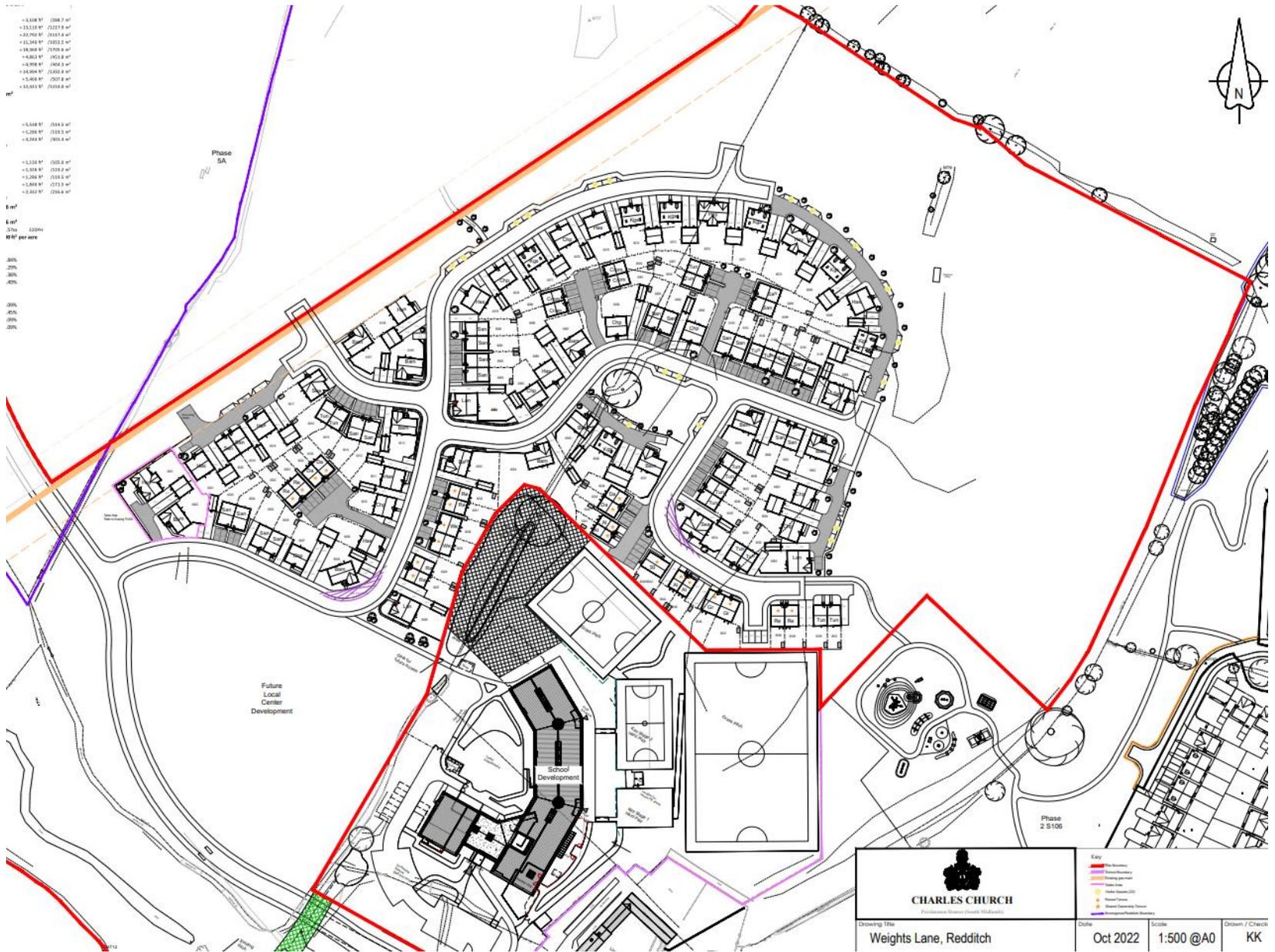


 <b>CHARLES CHURCH</b> Parishman Manor (South Hillside)		<b>Key</b> ■ Hill Phase 6 Boundary ■ Site Planning Boundary	
Drawing Title	Weights Lane, Redditch	Date	Oct 2022
Drawing Status	Location Plan	Drawing Ref	PHA27 - PL
		So	1

# Satellite View



# Proposed Layout



# Proposed Site Layout (Colour)



# Proposed Tenure Plan



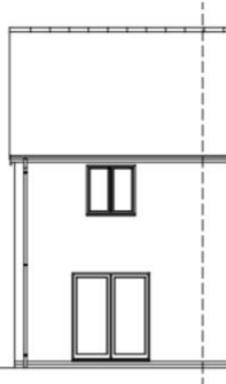
# Proposed Massing Plan



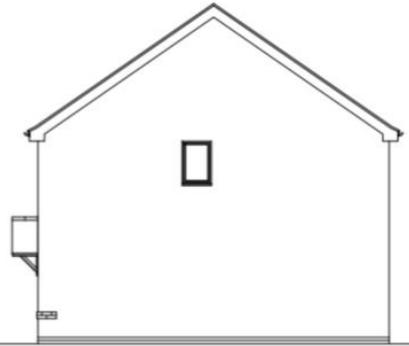
# Examples of Proposed Dwellings



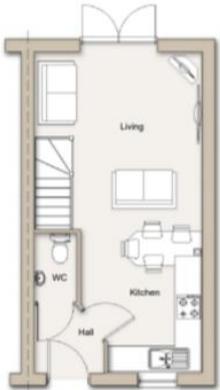
Front Elevation



Rear Elevation



Side Elevation



Ground Floor Plan

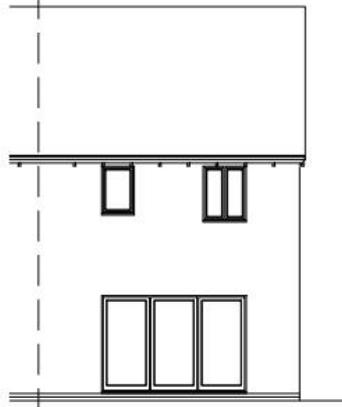


First Floor Plan

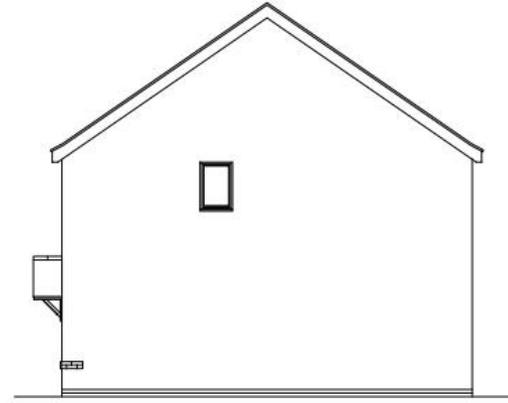
Alnmouth 2 bed – Semi  
(Affordable)



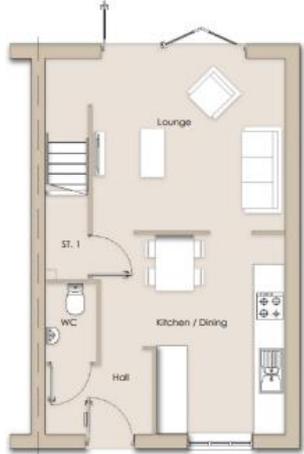
Front Elevation



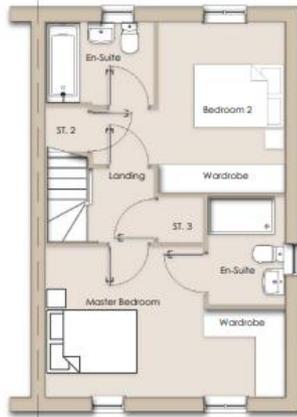
Rear Elevation



Side Elevation



Ground Floor Plan



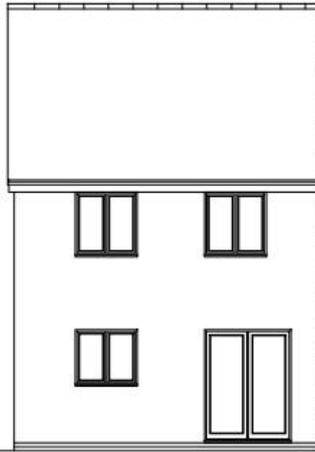
First Floor Plan

# Tunstall 2 bed – Semi (Market)

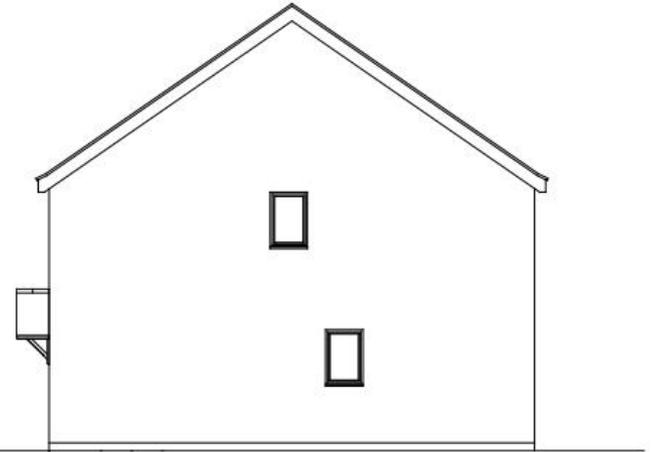




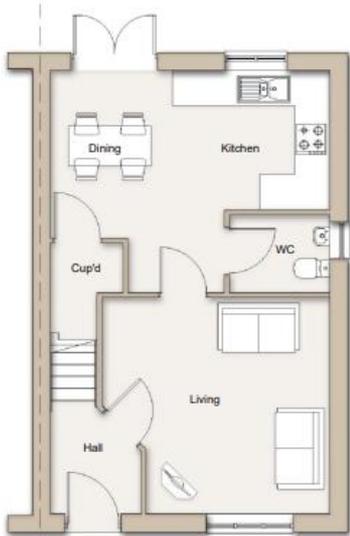
Front Elevation



Rear Elevation



Side Elevation



Ground Floor Plan

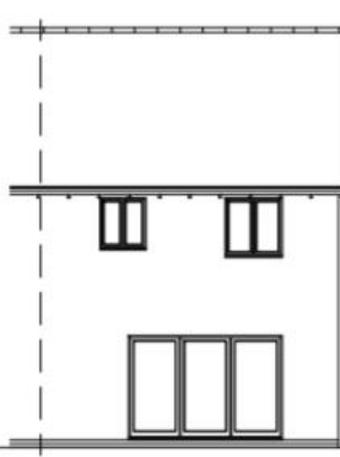


First Floor Plan

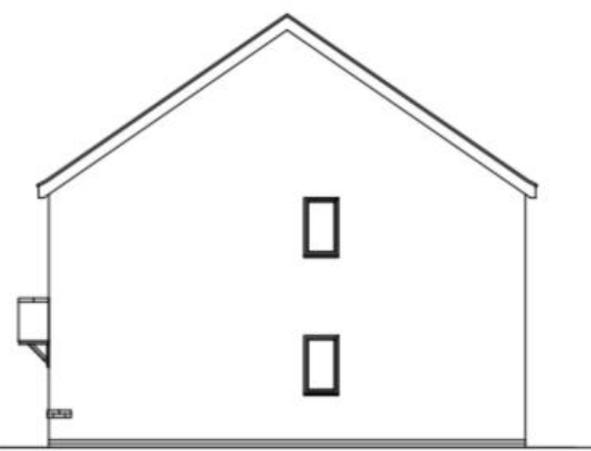
# Rendlesham 3 bed – Semi (Affordable)



Front Elevation



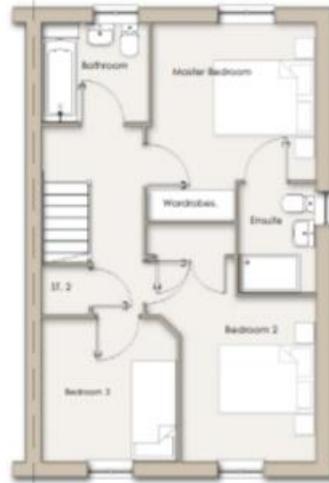
Rear Elevation



Side Elevation



Ground Floor Plan



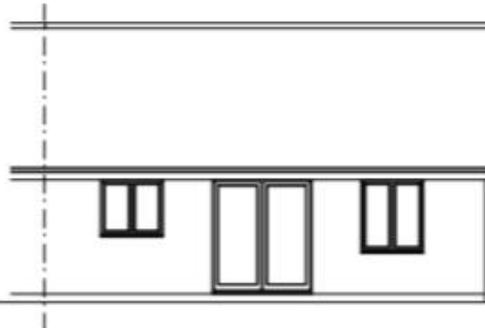
First Floor Plan

# Sandbanks 3 bed – Semi (Market)

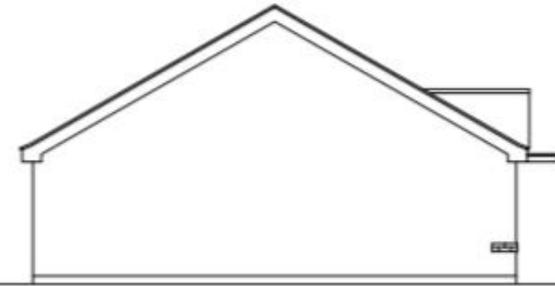




Front Elevation



Rear Elevation



Side Elevation



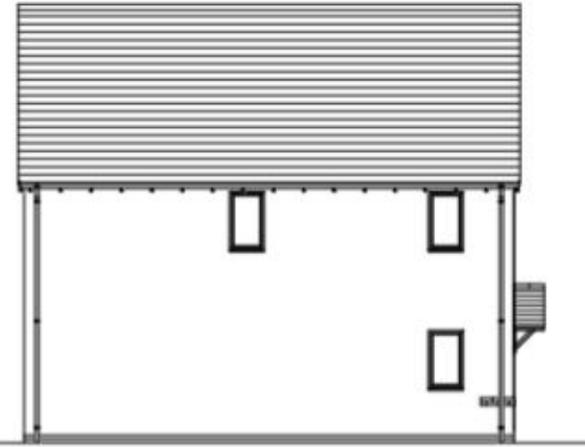
Ground Floor Plan

Wentwood 2 bed – Semi detached bungalow (Affordable )



Front Elevation

Side Elevation



Rear Elevation



Ground Floor Plan



First Floor Plan

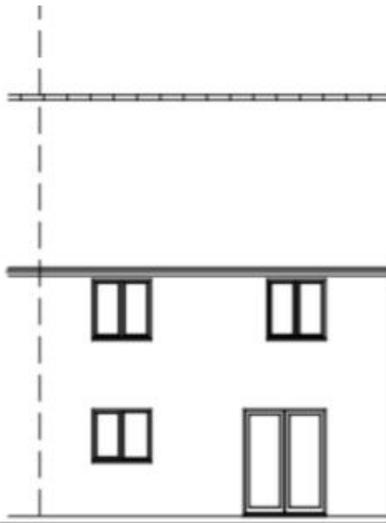


Side Elevation

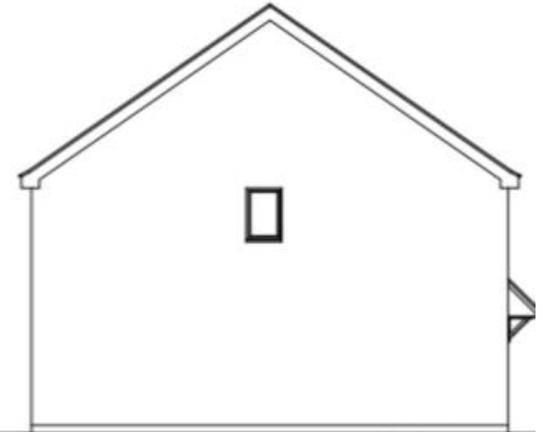
# HQI 50 PLANS 1 bed – Maisonettes (Affordable)



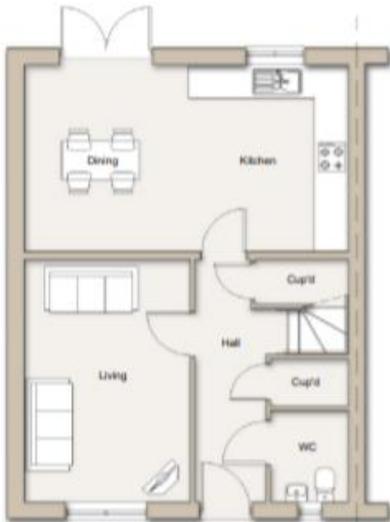
Front Elevation



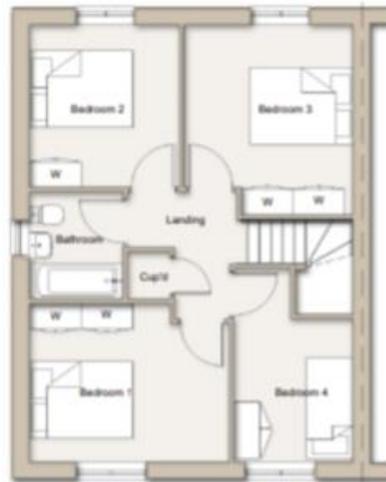
Rear Elevation



Side Elevation



Ground Floor Plan



First Floor Plan

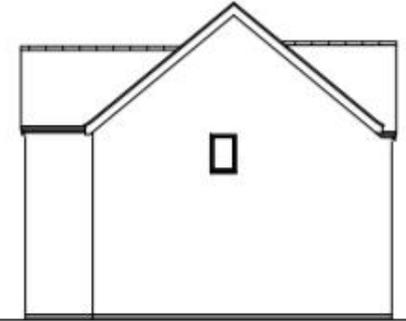
# Grizedale 4 bed – Semi Detached (Affordable)



Front Elevation



Rear Elevation



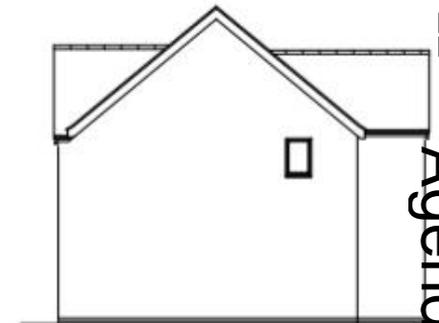
Side Elevation



Ground Floor Plan



First Floor Plan



Side Elevation

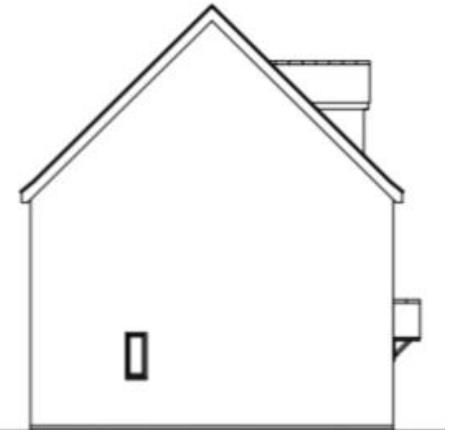
# Hasting 4 bed – Detached (Market)



Front Elevation



Rear Elevation



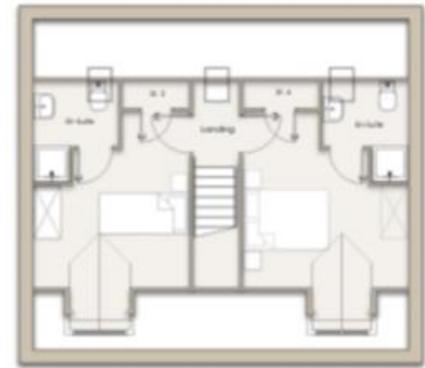
Side Elevation



Ground Floor Plan



First Floor Plan



Side Elevation

# Kingsand 5 bed – Detached (Market)

# Proposed Streetscene



Street Scene A - A



KEY



Street Scene A - A Continued



Street Scene B - B

# Proposed Streetscene



Street Scene CC



Street Scene DD



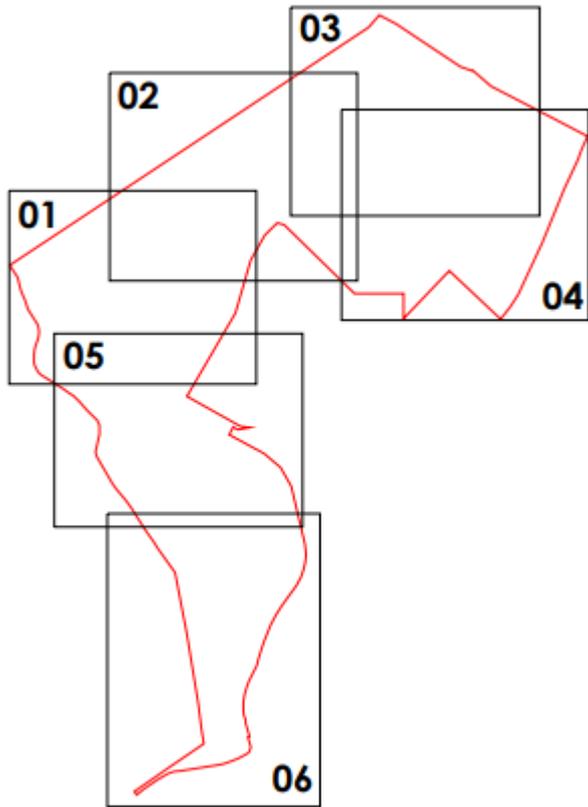
Page 25



Street Scene EE

Agenda Item 4

# Proposed Landscaping



Location Plan

Key	
Trees	
Single Species Hedgerow	
Shrubs	
Native Shrub Mix 1	
Native Shrub Mix 2	
Turf Areas	
Amenity Grassland	
Amenity Meadow	
Suds Meadow	





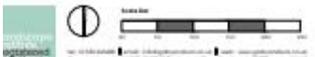


# 4



**Site Plan Notes:**

- 1. All trees and shrubs to be planted in accordance with the National Plant Specifier's Guidelines for planting trees and shrubs in the City of San Diego. All plants and shrubs shall be planted in accordance with the City of San Diego Planting Guidelines by 1/1/24.
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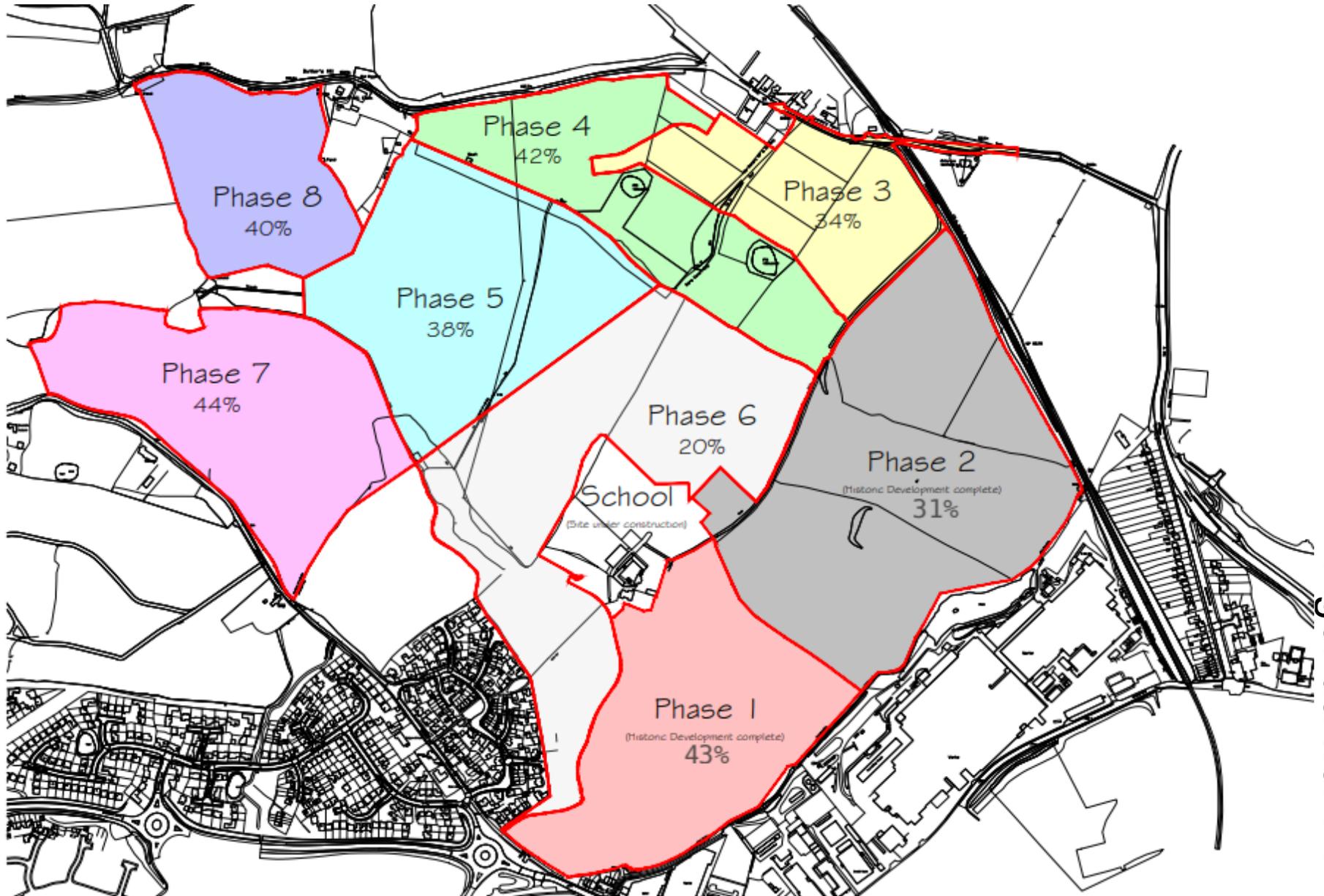




6



# Indicative Affordable Housing Phasing Plan



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# 23/00596/FUL

Birchensale Middle School, Bridley Moor Road, Redditch,  
B97 6HT

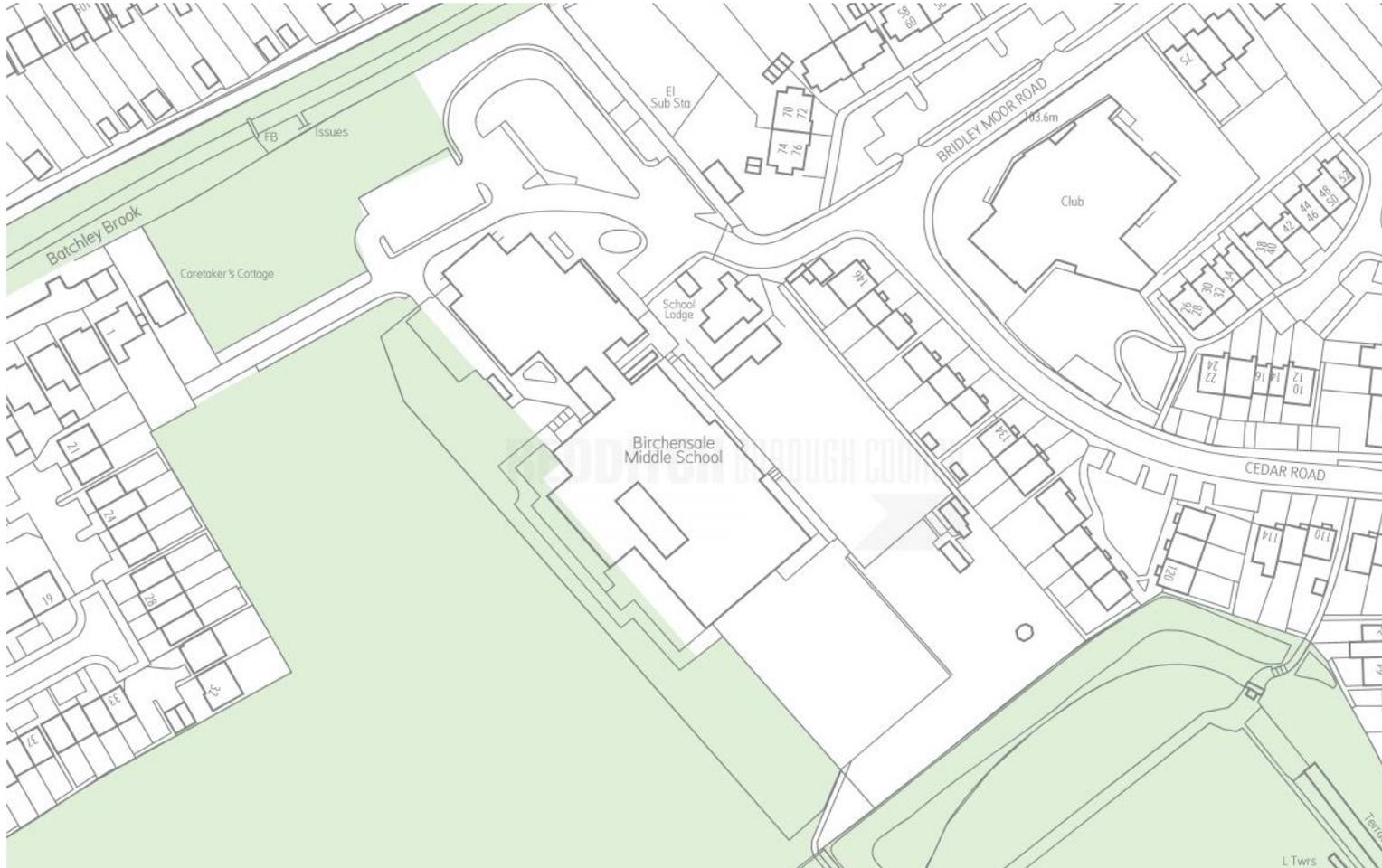
Extensions to existing building (two storey teaching accommodation; single storey school hall & single storey sports hall) and external works (extension of existing hard surfaced external play areas; reconfiguration and increase in the capacity of the existing vehicular circulation & parking provision).

Recommendation: Grant subject to conditions

# Satellite View

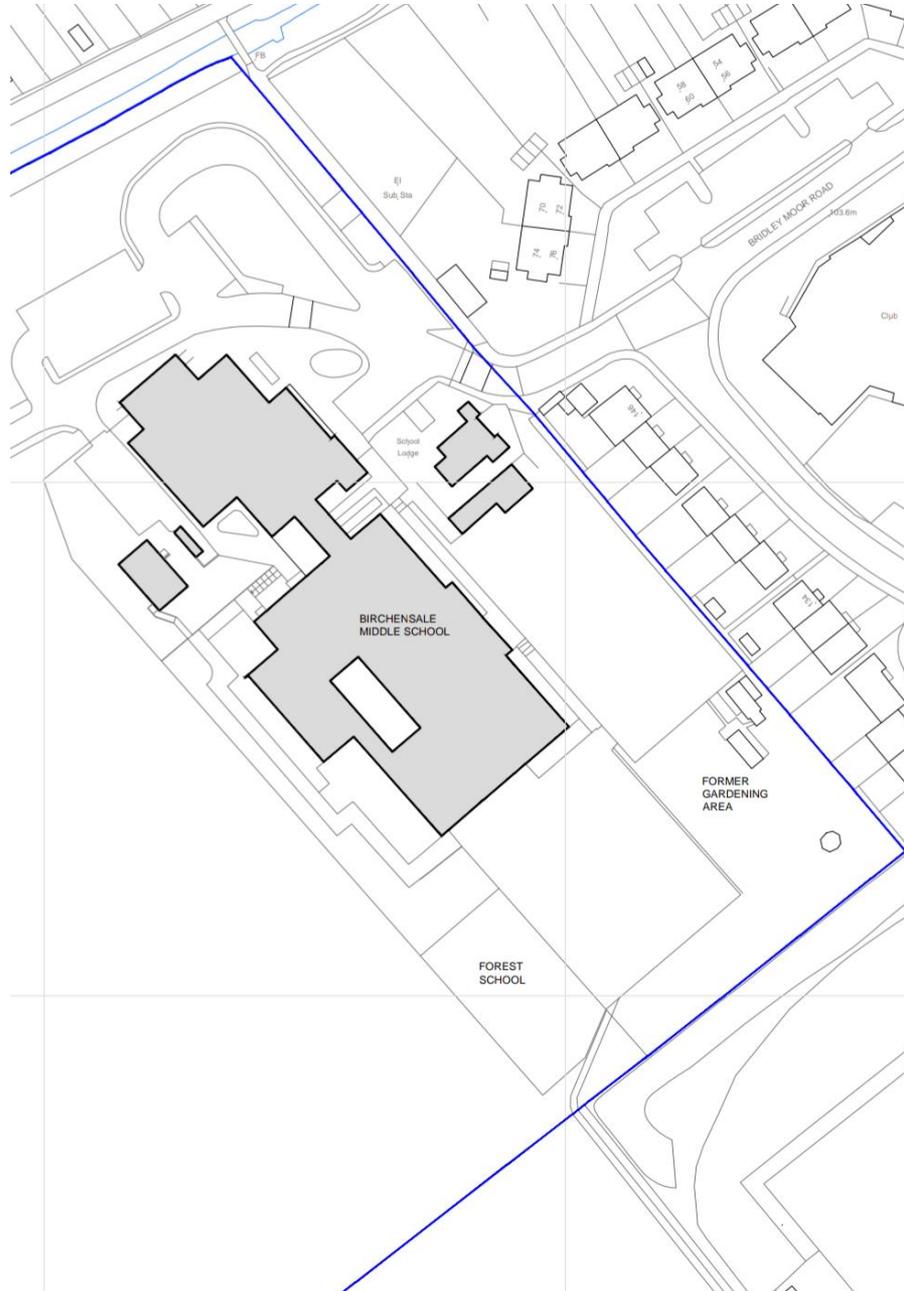


# Proposals Map



- Key
-  Primarily Open Space (Policy 13)
  -  Land within the Boundary of Borough of Redditch Local Plan No. 4

# Existing School



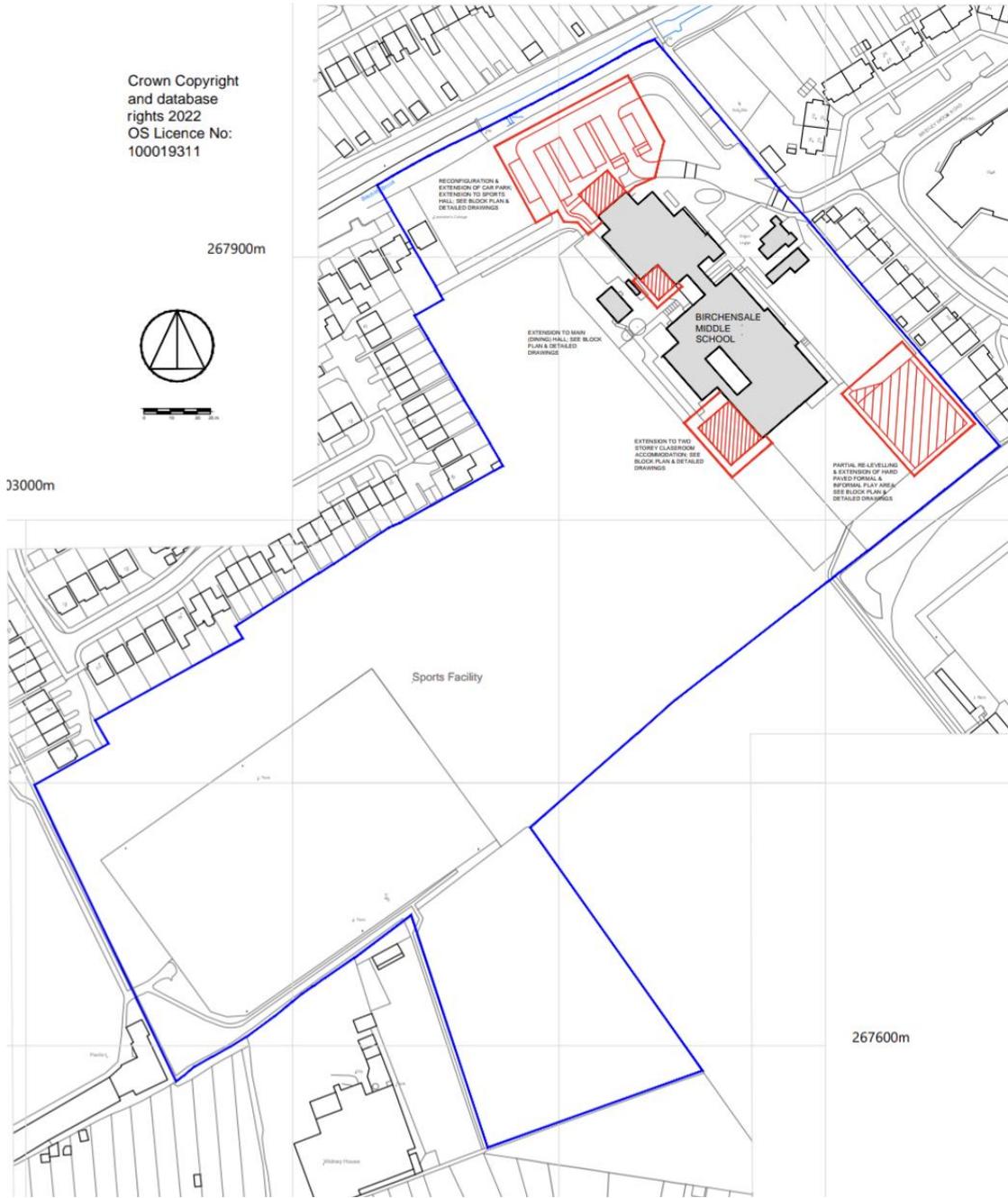
# Site Location Plan

Crown Copyright  
and database  
rights 2022  
OS Licence No:  
100019311

267900m



33000m



# Photographs of existing building



West End of Southern Classroom Block from South (adjacent to site for extension)

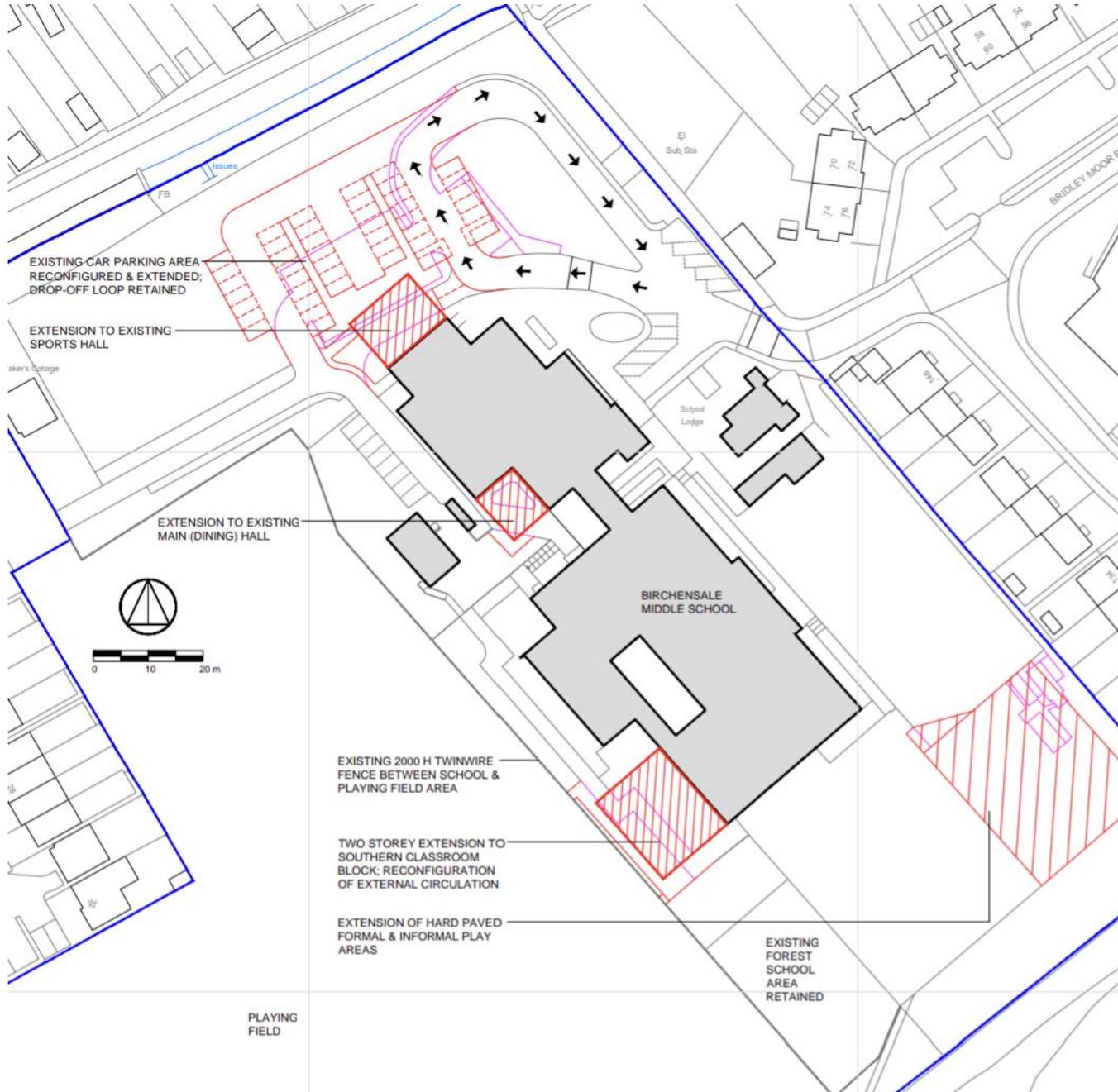


North Western Corner of Sports Hall from West (looking North towards site of proposed extension)

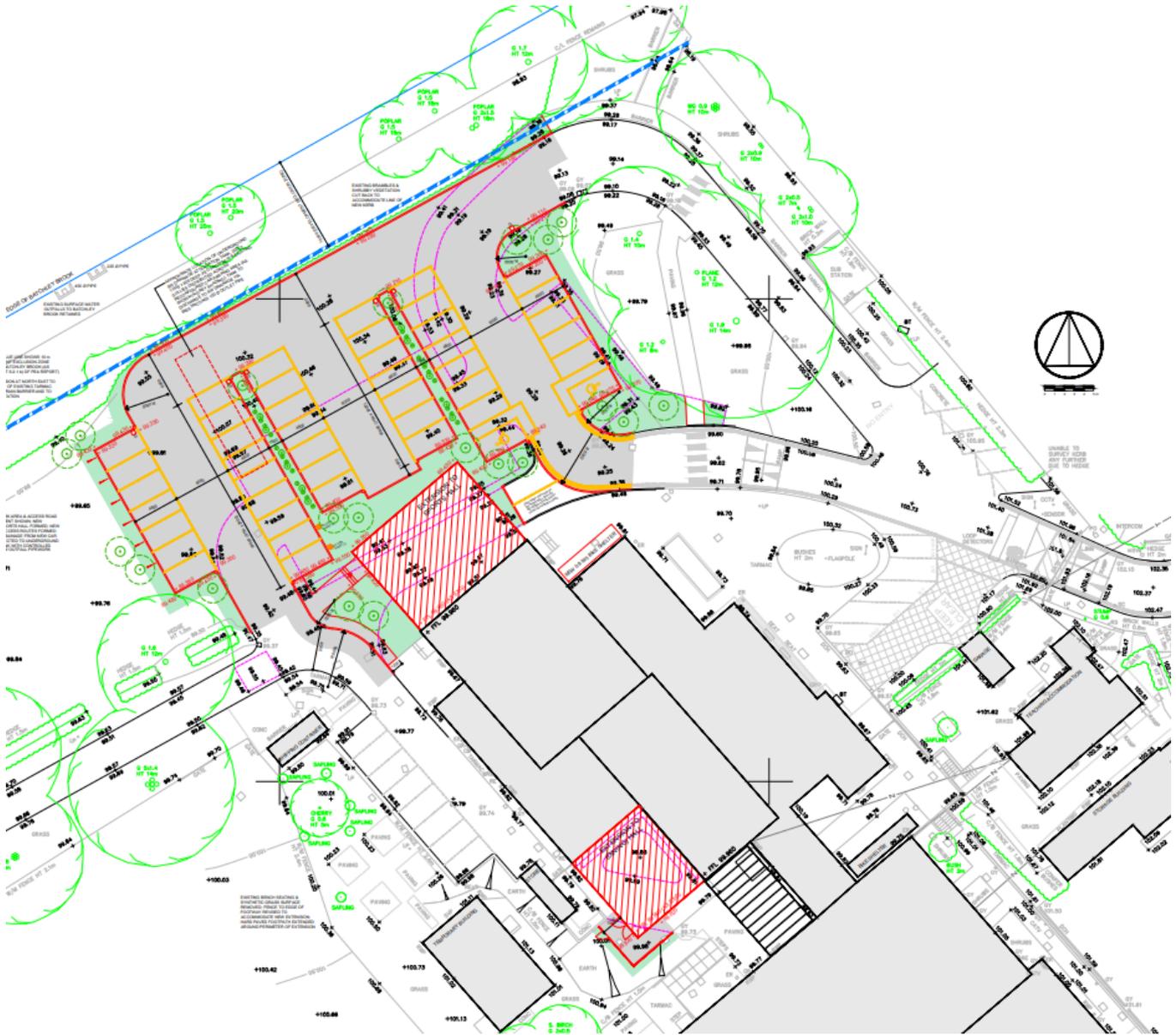


View of Corner between Main (Dining) Hall & Kitchen Accommodation (site for hall extension)

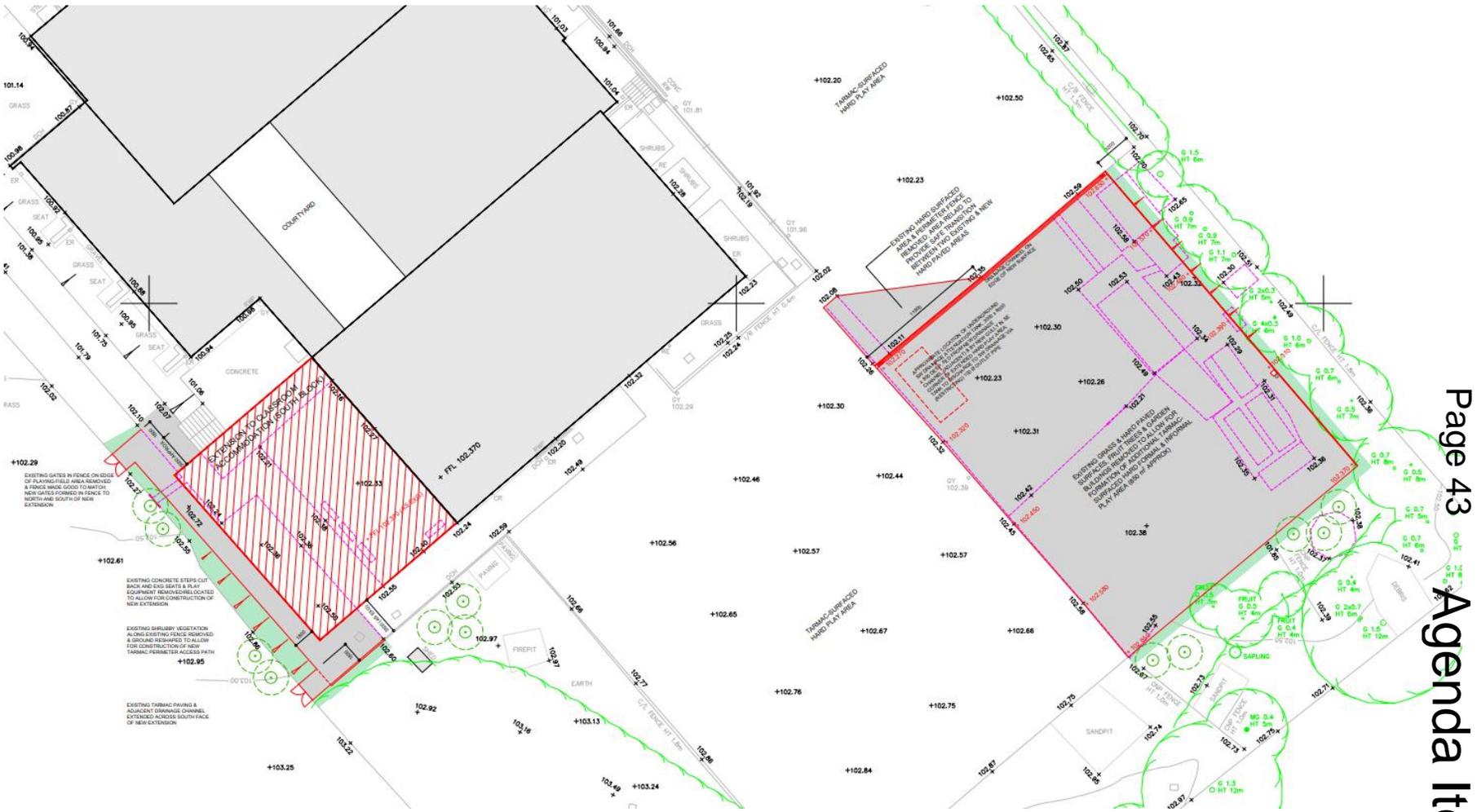
# Proposed Block Plan



# Proposed Layout Plan (North)

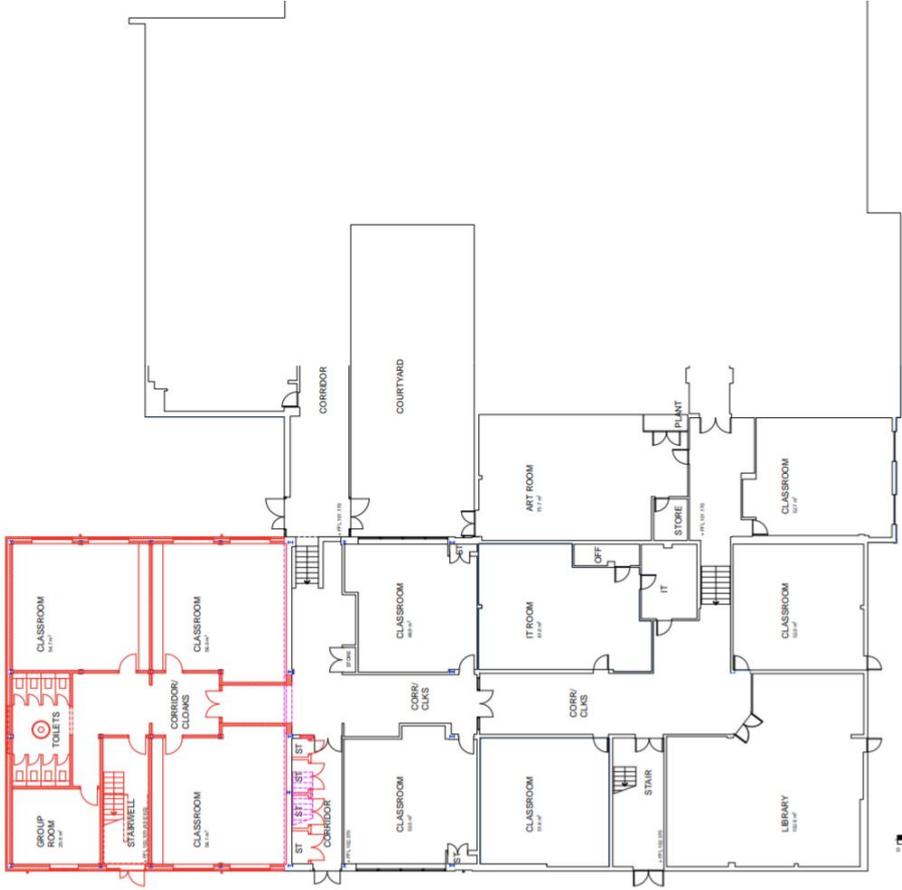


# Proposed Layout Plan (South)





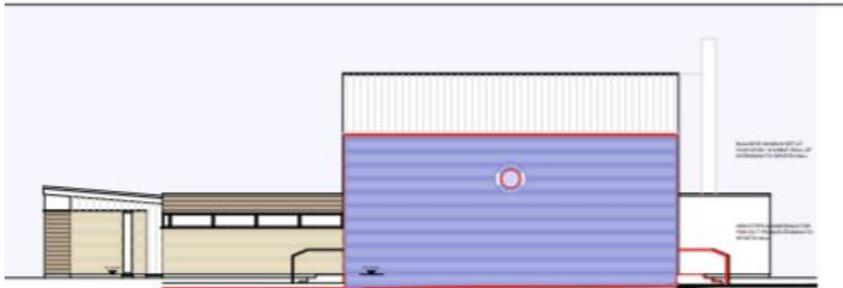
# Two Storey Extension to Southern Classroom



# Extension to Sports and Dining Hall



EAST ELEVATION: AS PROPOSED



NORTH ELEVATION: AS PROPOSED

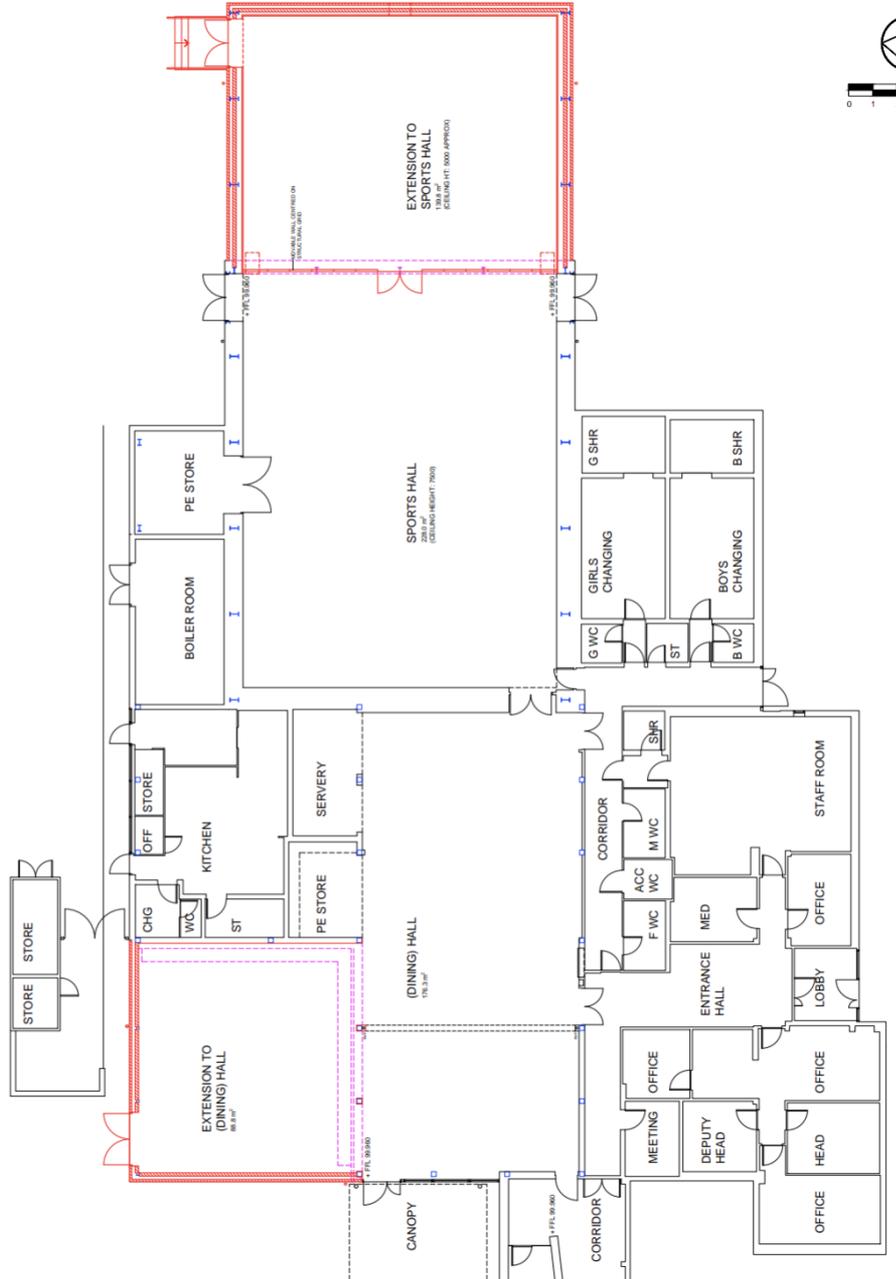


SOUTH SECTIONAL ELEVATION: AS PROPOSED



WEST ELEVATION: AS PROPOSED

# Extension to Sports and Dining Hall



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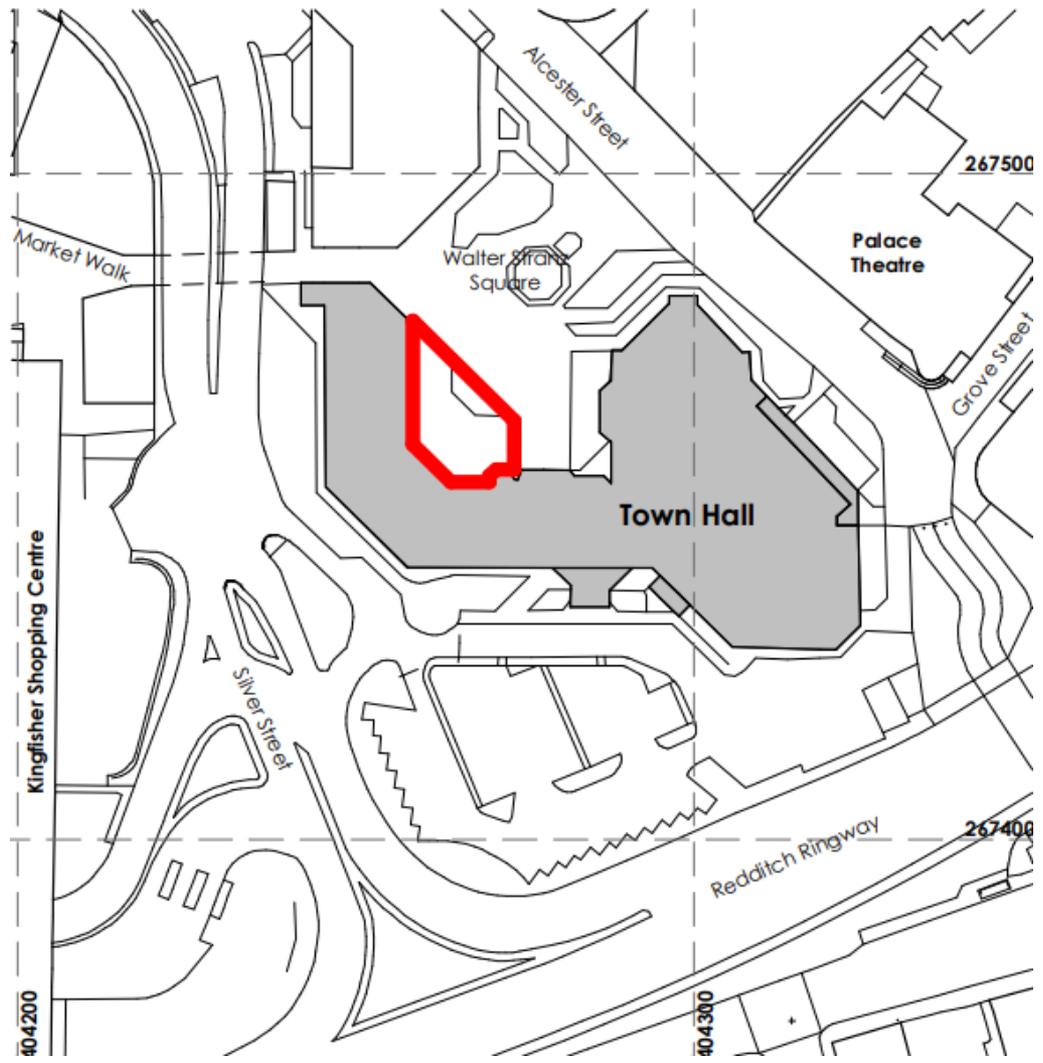
# 22/01325/FUL

Town Hall, Walter Stranz Square, Redditch

New public entrance at ground floor level and localised landscaping works

Recommendation: That permission be granted for the non-material amendments shown on the submitted plans.

# Site location plan







Entrance  
position

# Approved entrance and ground works



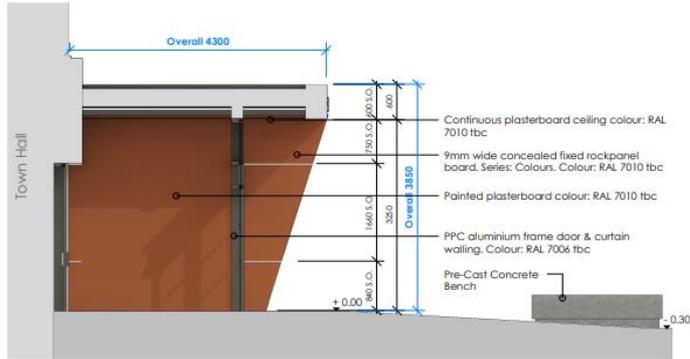
**KEY**

- 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

# Approved entrance details



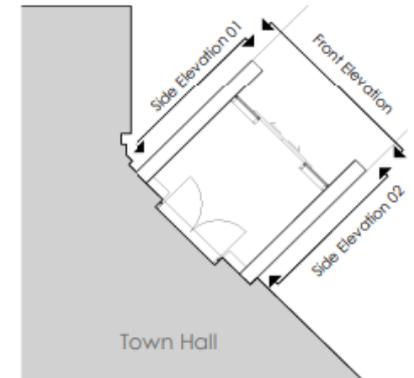
**Main Access Entrance - Section**

Scale: 1 : 50



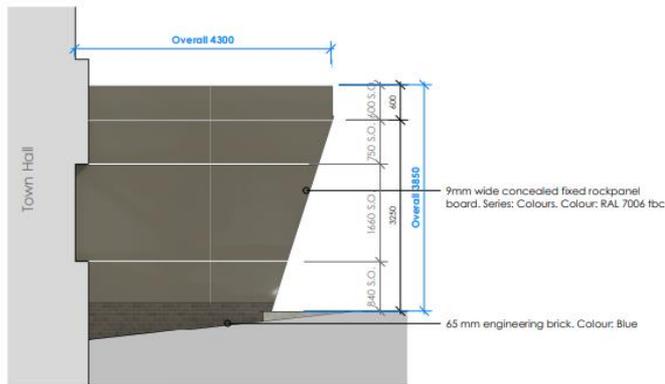
**Main Access Entrance - Front**

Scale: 1 : 50

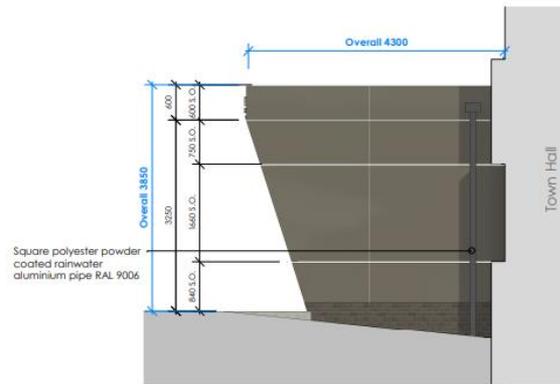


**Key Plan**

Key Plan



**Main Access Entrance - Side 02**



**Main Access Entrance - Side 01**

# Approved elevations



Main Access Visualization

## Sample Materials Schedule

		
BRICKWORK	CLADDING	CLADDING

# Approved elevations showing the entrance in the Town Hall setting



Existing North Elevation to Walter Square Stanz

Scale: 1 : 100









# Images of the non-material amendments



View 01 New Access to the NHS services



View 03 New Access to the NHS services



View 02 New Access to the NHS services



View 04 New Access to the NHS services

# Non-material amendments in context with Town Hall, Springs Eternal sculpture, and tree planting



View 01 Picture illustrate the new access to the building



View 02 Picture illustrate the new access to the building



View 03 Picture illustrate the new access to the building

# Comparison of approved scheme and non-material amendment scheme



Approved scheme

Non-material amendment scheme

