

Site Plans and Presentations



Planning Committee

Wed 13 Sep
2023
7.00 pm

Council Chamber
Town Hall
Redditch

REDDITCH BOROUGH COUNCIL

*making
a
difference*

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)

e.mail: gavin.day@bromsgroveandredditch.gov.uk



Planning

Wednesday, 13th September,
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	

- 5.** 22/01316/OUT - Land Rear of Sambourne Lane, Astwood Bank, Worcestershire (Pages 5 - 16)
- 6.** 22/00976/FUL - Lowans Hill Farm, Brockhill Lane, Redditch, Worcestershire, B97 6QX (Pages 17 - 42)
- 7.** 23/00202/FUL - The Alexandra Hospital, Woodrow Drive, Redditch, Worcestershire, B98 7UB (Pages 43 - 56)
- 8.** 23/00854/FUL - 157 Easemore Road, Riverside, Redditch, B98 8HU (Pages 57 - 64)

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22/01316/OUT

Land rear of Sambourne Lane,
Astwood Bank, B96 6EP

Erection of 9 self-build / custom build detached dwellings and access. (OUTLINE application with the matter of appearance reserved)

Recommendation: Delegated to approve subject to a S106 agreement

Site Location



Satellite image



Local Plan Extract



- Legend**
-  Boundary of Borough of Redditch Local Plan No. 4
 -  Village Settlement
(**Policy 2 Settlement Hierarchy**)

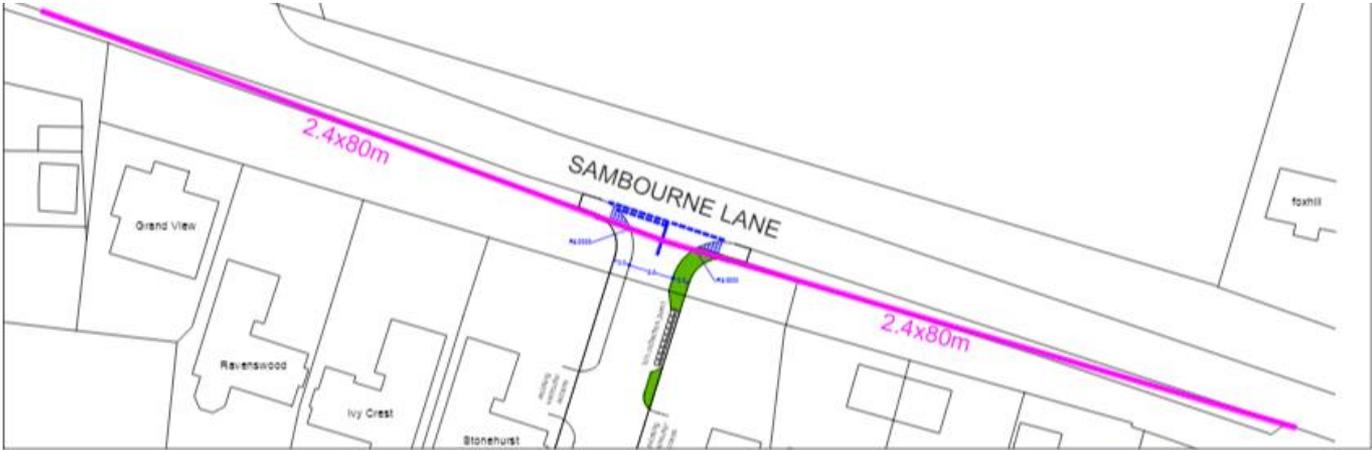
Site layout



Application 14/302/FUL Withdrawn 29.01.2015



Access, Visibility Splay and tracking details



Tree Protection



KEY

-  Tree Class B
TO BE RETAINED
-  Tree Class C
TO BE RETAINED
-  Tree Root Protection Area
MUST BE PROVIDED AS A MINIMUM
PROTECTION AREA
-  Tree Protection Fence

NOTE:

A - Tree protection fence to be installed prior to any development commencing

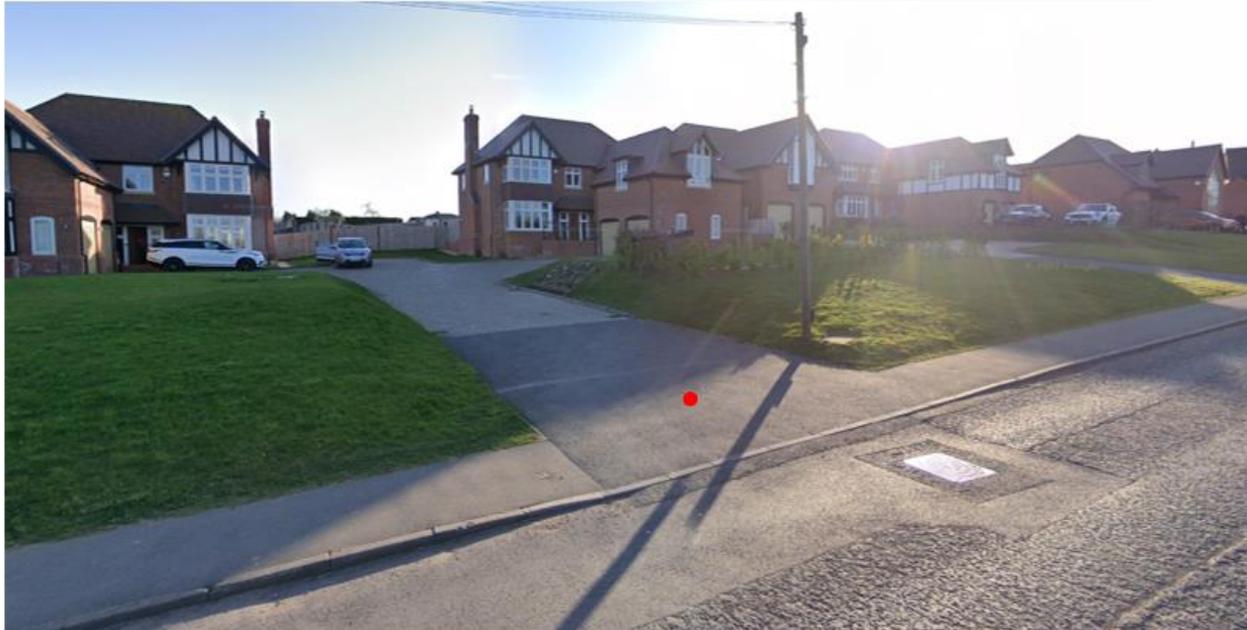
PO1	22/02/23	Updated to suit new layout	NR	ε
REV	DATE		BY	CI

illmanyOUNG

Planting strategy



Access point to site marked with red dot



Views from inside site



Site looking towards Evesham Road

Site looking towards rear gardens, Sambourne Lane



View of sites southern boundary

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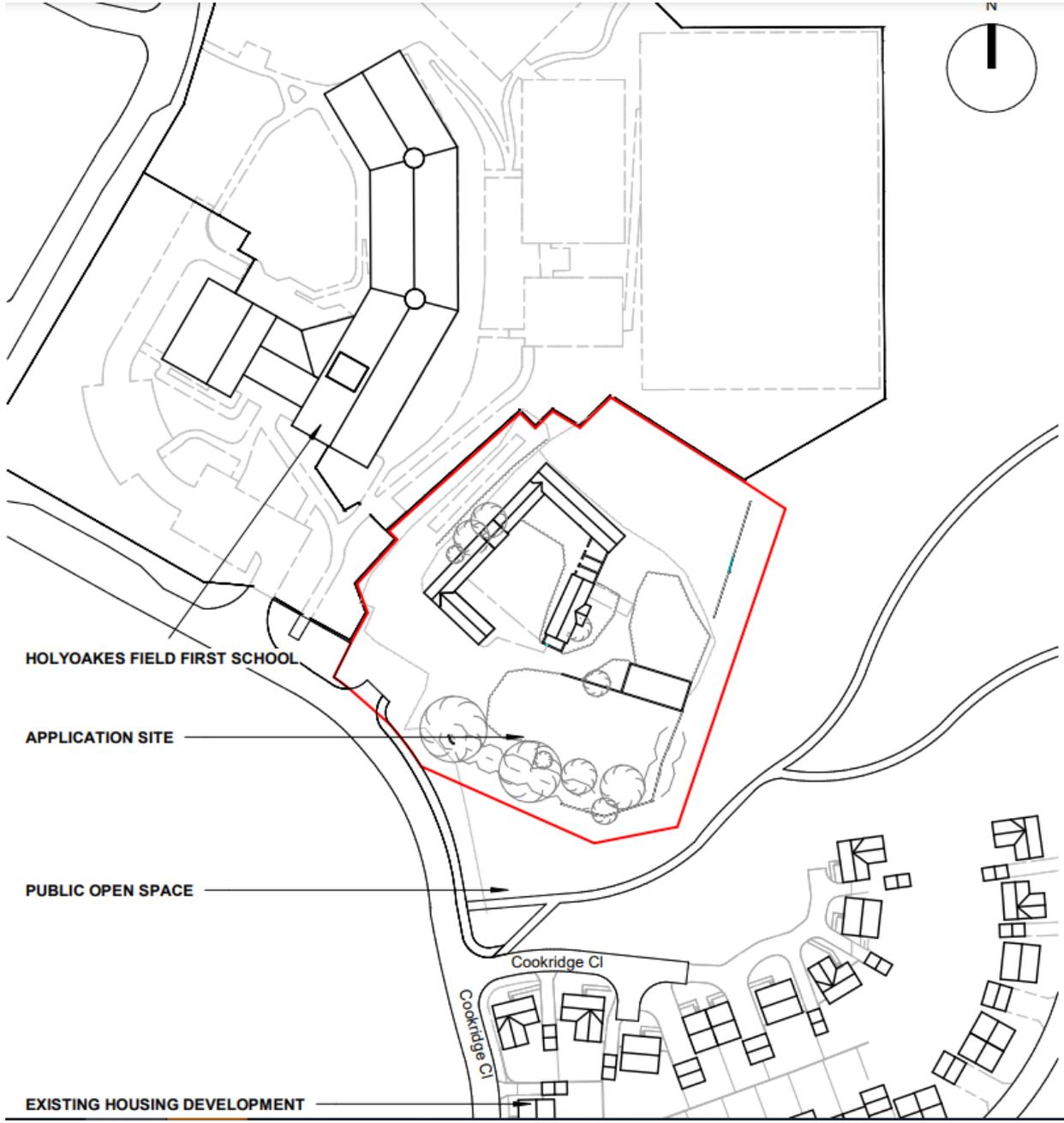
22/00976/FUL

Lowans Hill Farm, Brockhill Lane, Redditch, Worcestershire,
B97 6QX

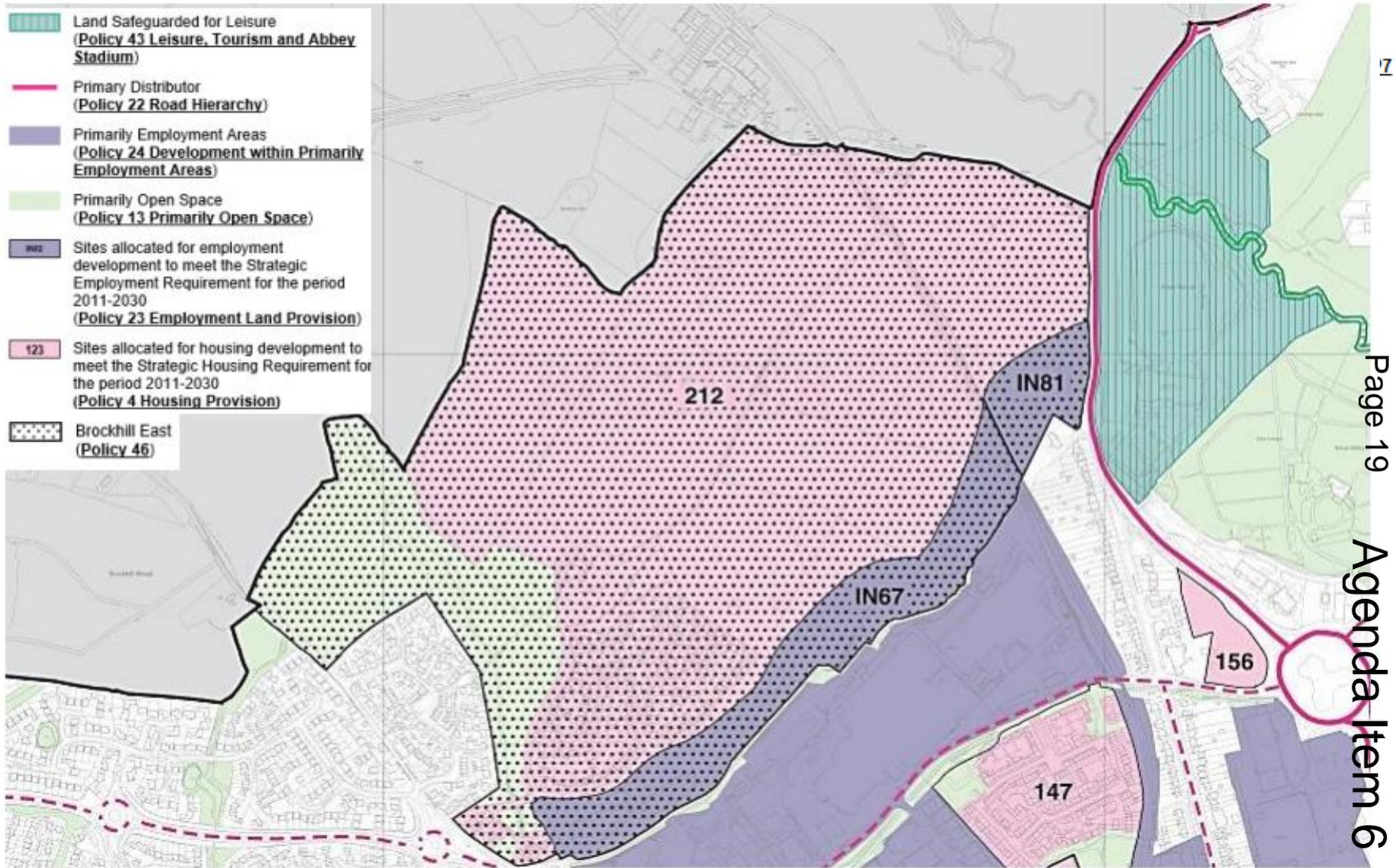
Demolition of existing buildings and construction of 17 dwellings, new access via Cookridge Close, public open space, landscaping and planting, associated infrastructure and enabling works

Recommendation: Delegated authority to Grant subject to conditions and s106 agreement

Site Location Plan



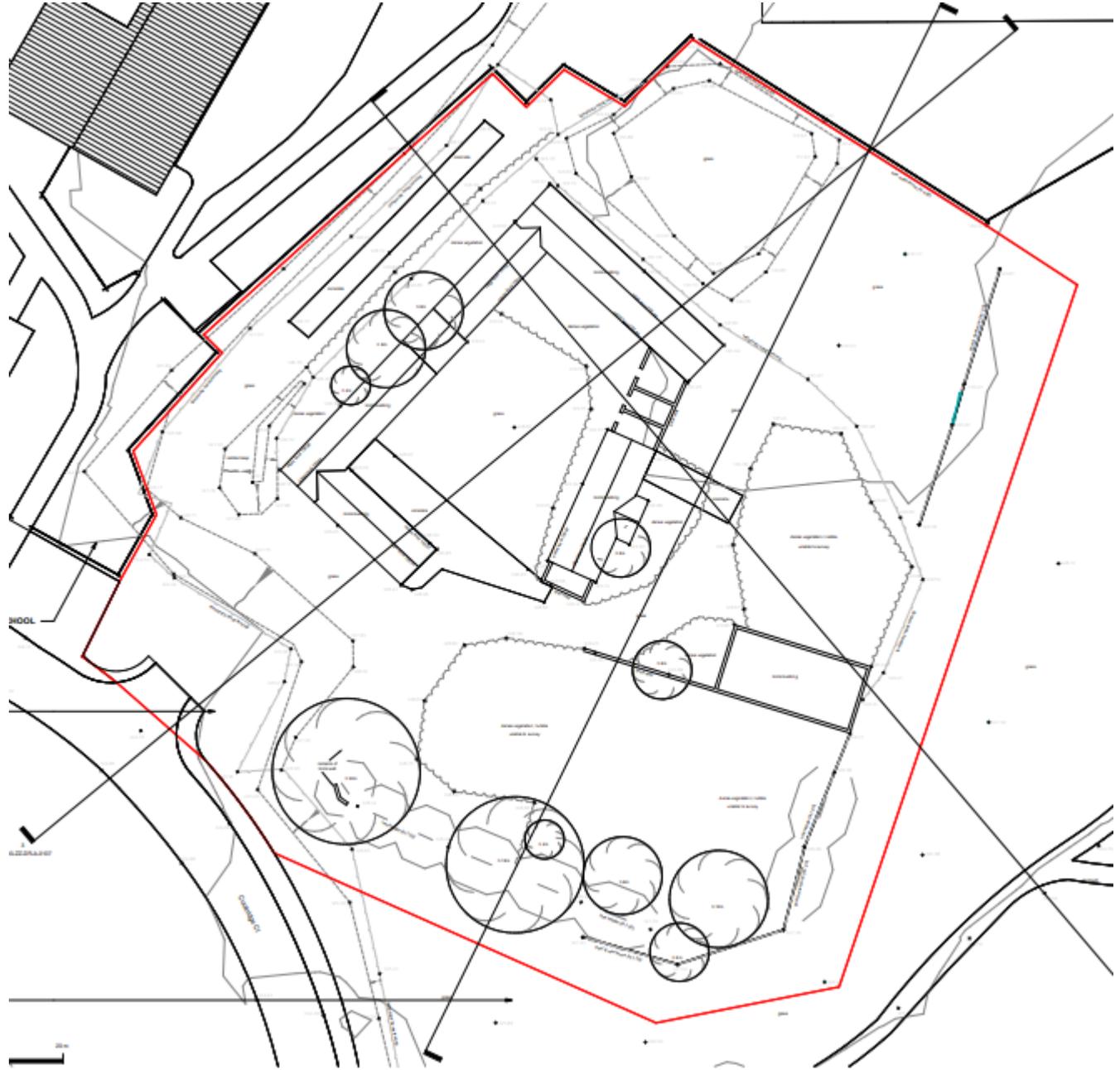
Borough of Redditch Local Plan Allocation



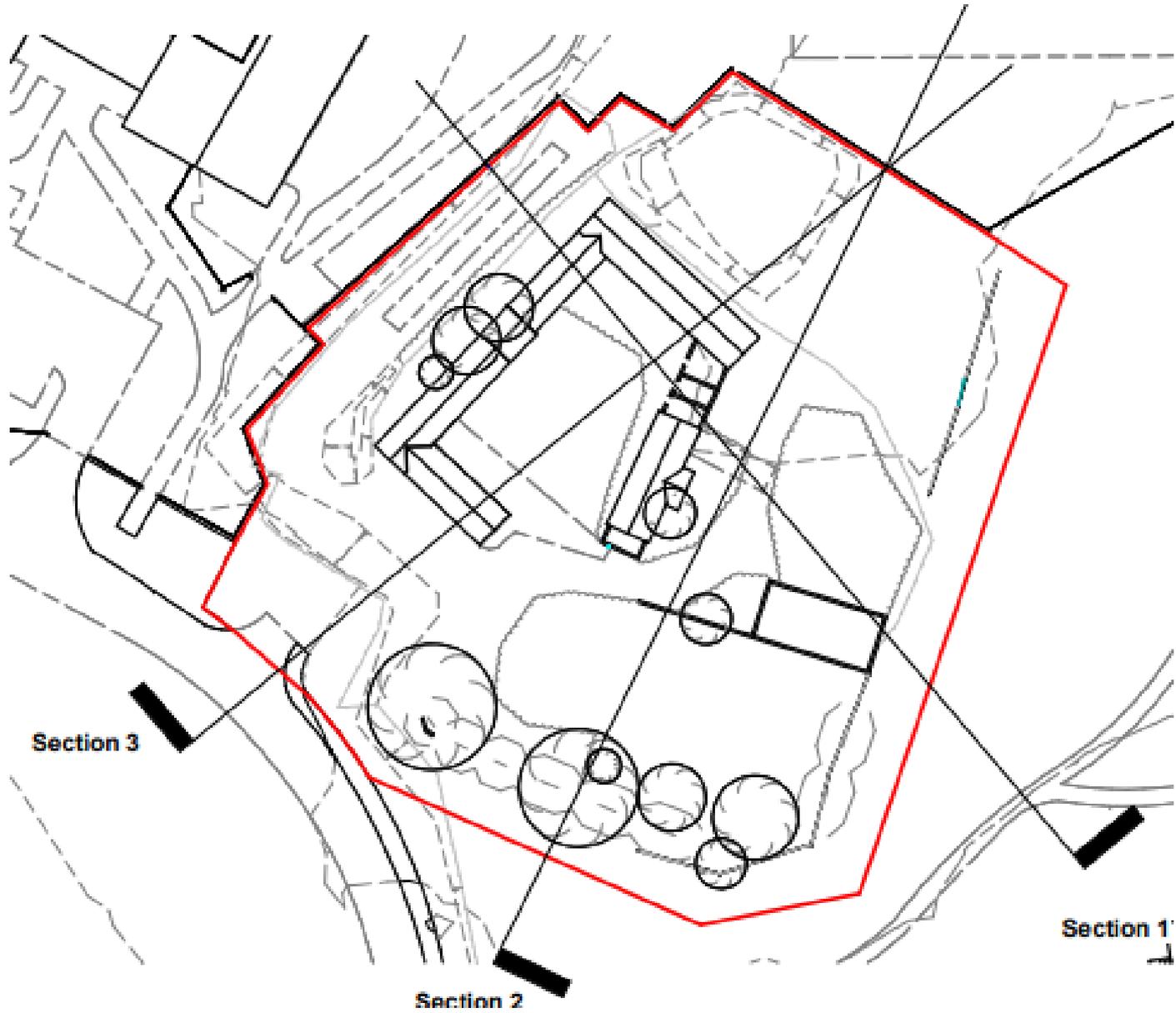
Satellite Views



Existing Site Plan

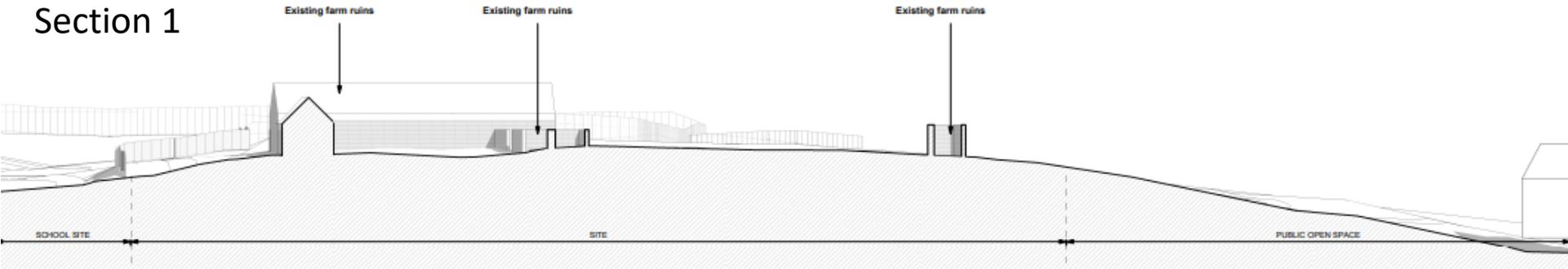


Existing Sections



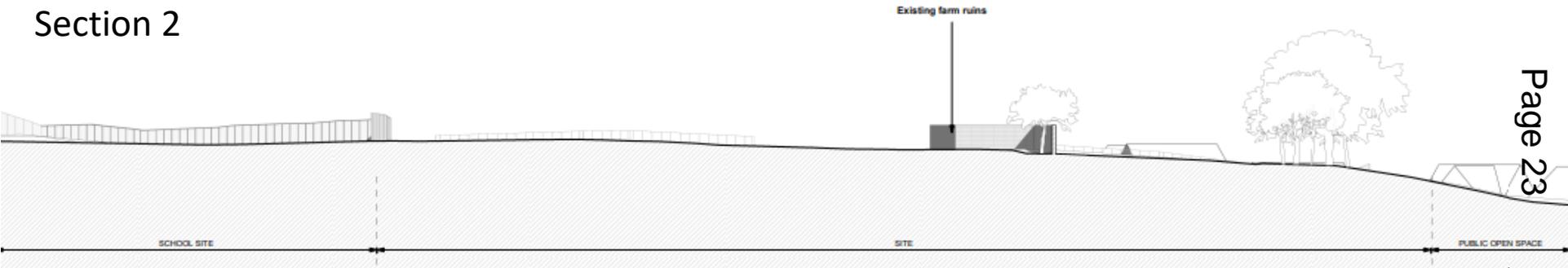
Existing Sections

Section 1



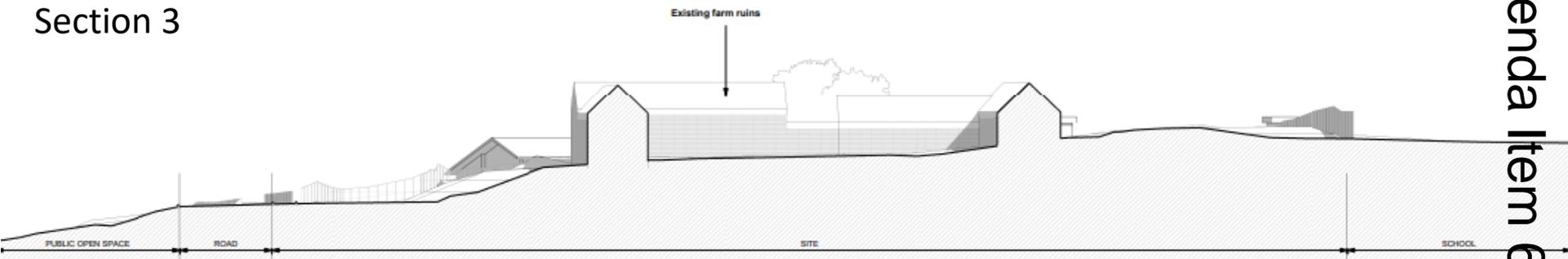
Existing Site Section 1
1:200

Section 2

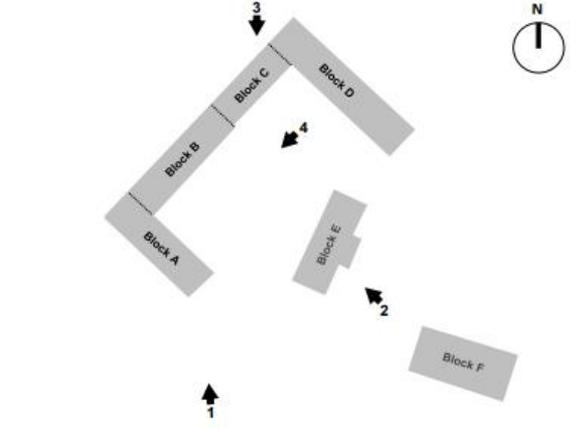


Existing Site Section 2
1:200

Section 3



Photographs of existing buildings



1



2



3



4

Photographs of existing building

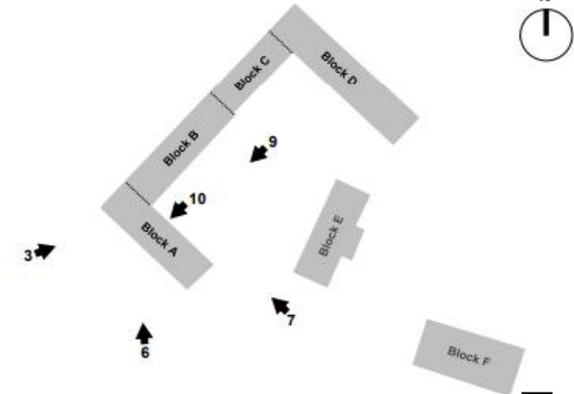
BLOCK A



6



7



8



9



10

Photographs of existing building



11



12



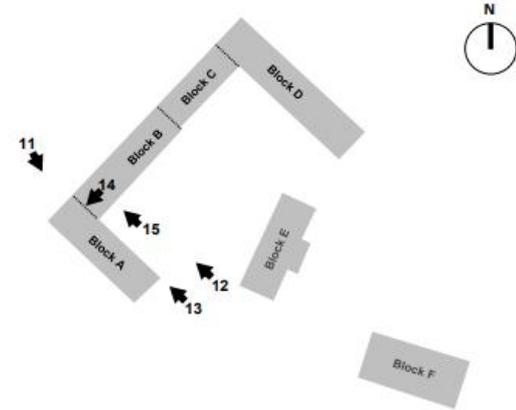
13



14



15



Photographs of existing building

BLOCK C



16



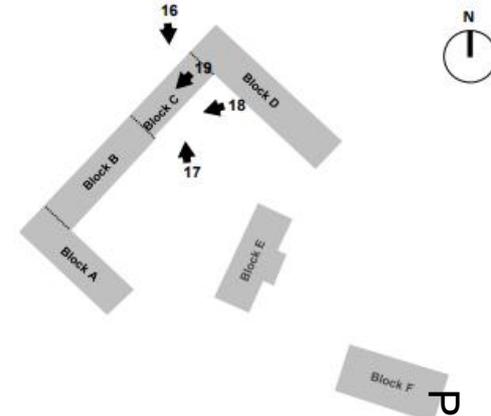
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18

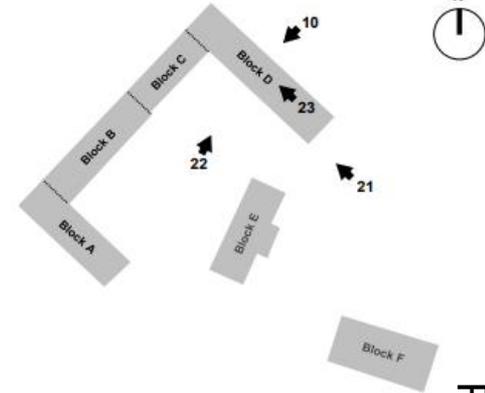


19



Photographs of existing building

BLOCK D



20



Photographs of existing building

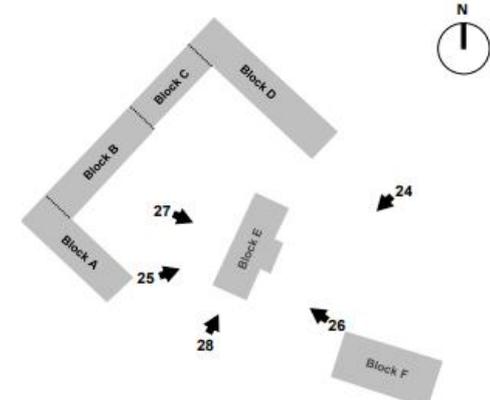
BLOCK E



24



25



26



27



28

Photographs of existing building

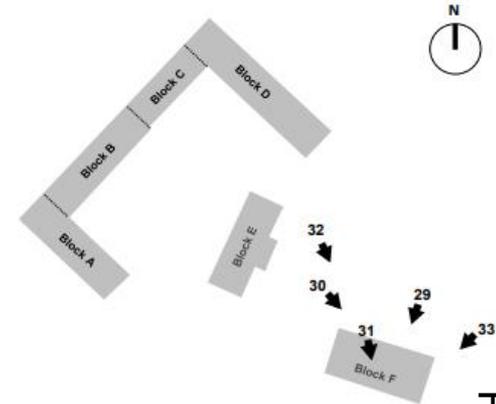
BLOCK F



29 Farrow Walsh Photograph 22_10_2021



30 Claremont Property Group Photograph



31 Farrow Walsh Photograph 22_10_2021



32 Arbtch Photograph 08_02_2022



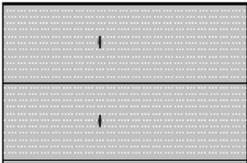
33 Farrow Walsh Photograph 22_10_2021

Proposed Site Plan

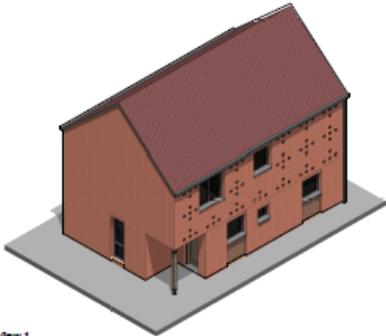


-  Red line boundary
-  Primary Contours
-  Secondary Contours
-  Existing Levels
-  Proposed Levels
-  Proposed Native Trees
-  Proposed Native Hedging
-  Communal Wild Flower Meadow
-  Retaining walls
-  1800mm timber estate boundary fence with 300mm trellis
-  Willow screen on existing fence
-  1200mm Post and Rail Fence
-  Electric Car Charging Point
-  Cycle Store
-  Cycle Store Within Garage

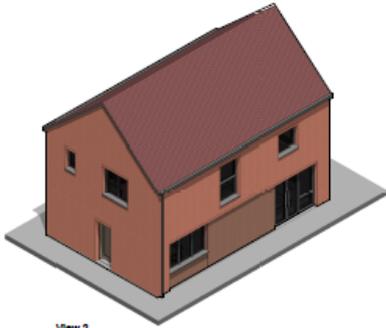
Examples of Proposed House Types



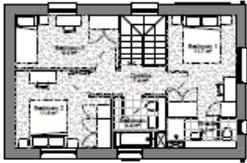
Roof Plan



View 1



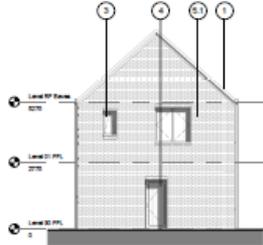
View 2



First Floor Plan



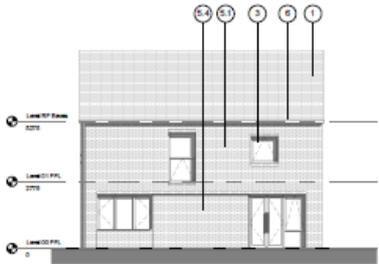
Front Elevation



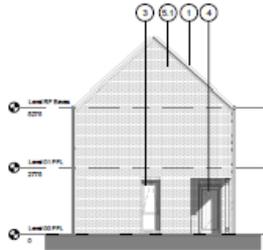
Side Elevation 1



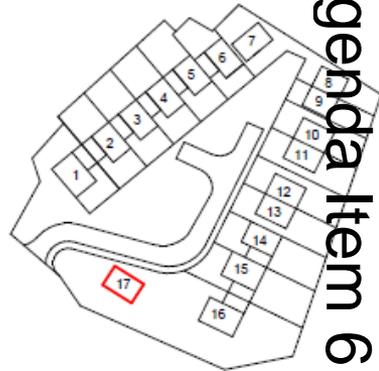
Ground Floor Plan



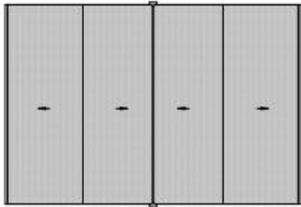
Rear Elevation



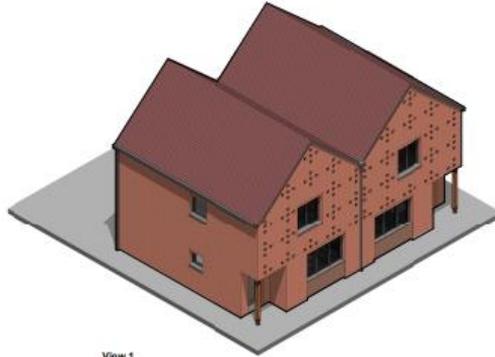
Side Elevation 2



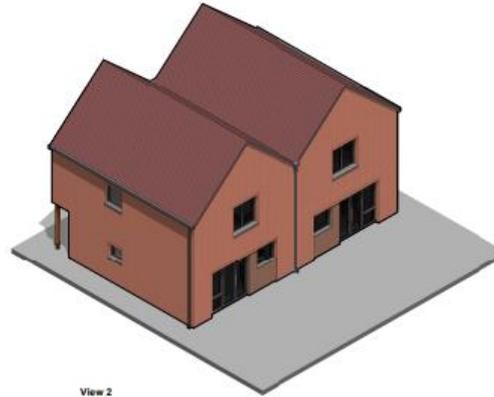
Plot 17
House Type 4: 3-Bed 5-Person
Detached
House GIA: 96.6sqm



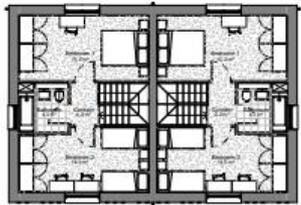
Roof Plan



View 1



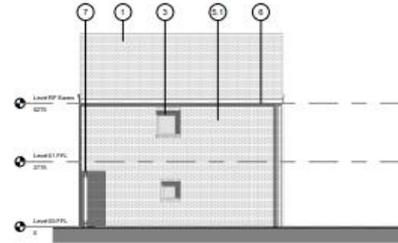
View 2



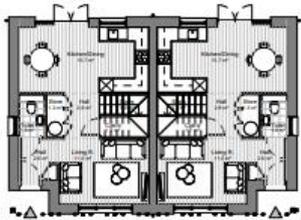
First Floor Plan



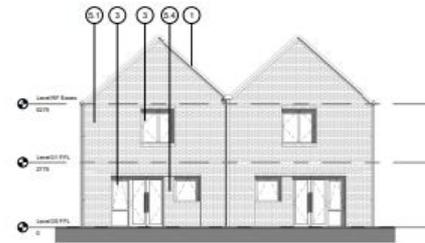
Front Elevation



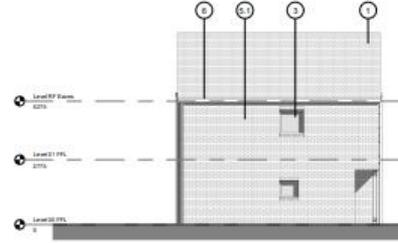
Side Elevation 1



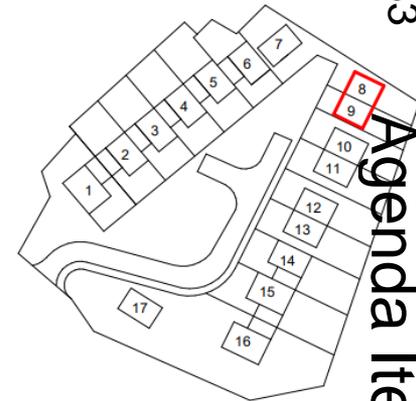
Ground Floor Plan



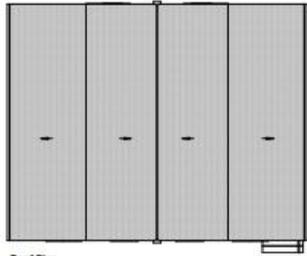
Rear Elevation



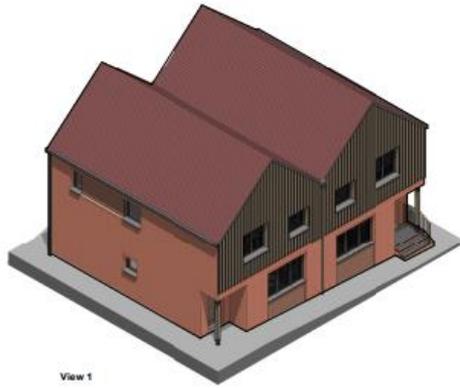
Side Elevation 2



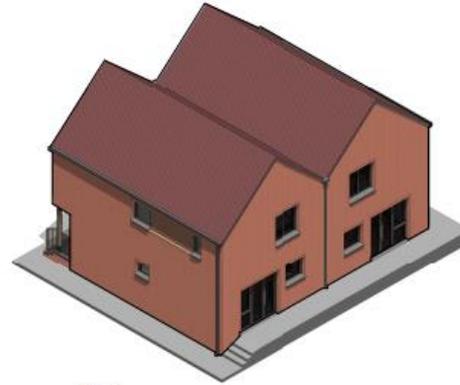
Plots 8+9
 House Type 1: 2-Bed 4-Person
 Semi-Detached
 House GIA: 80.5sqm



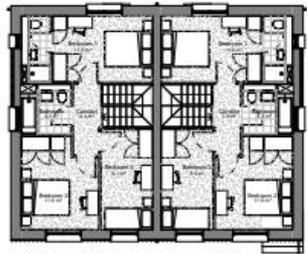
Roof Plan



View 1



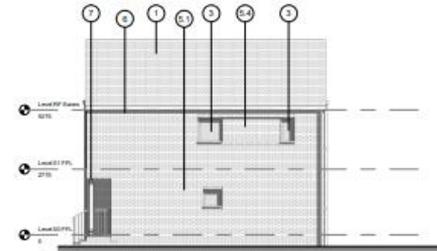
View 2



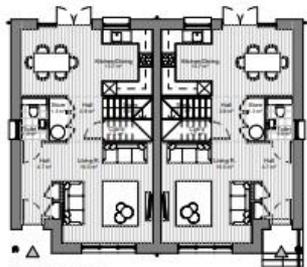
First Floor Plan



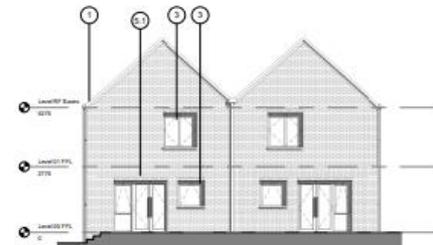
Front Elevation



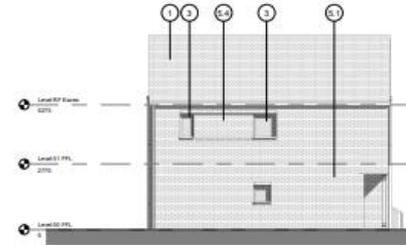
Side Elevation 1



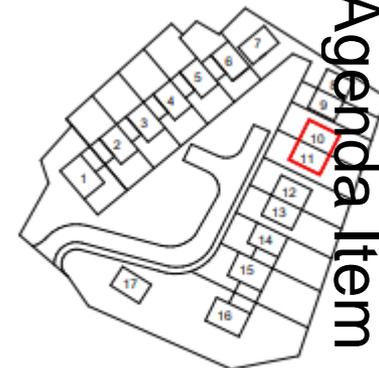
Ground Floor Plan



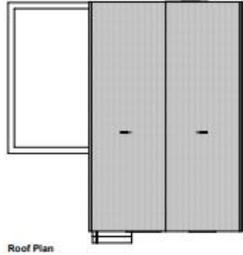
Rear Elevation



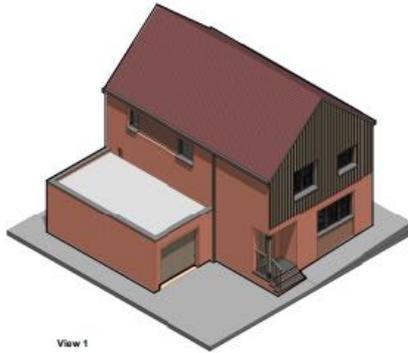
Side Elevation 2



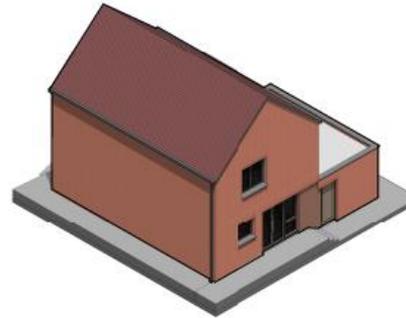
Plots 10+11
 House Type 2a: 3-Bed 5-Person
 Semi-Detached
 House GIA: 96.7sqm



Roof Plan



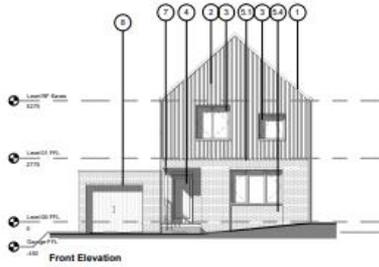
View 1



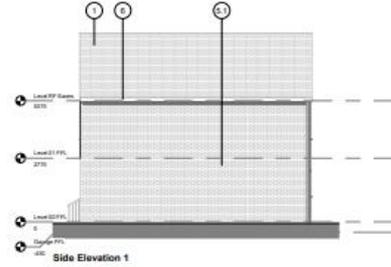
View 2



First Floor Plan



Front Elevation



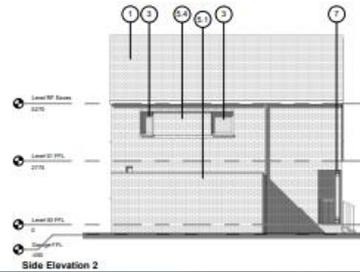
Side Elevation 1



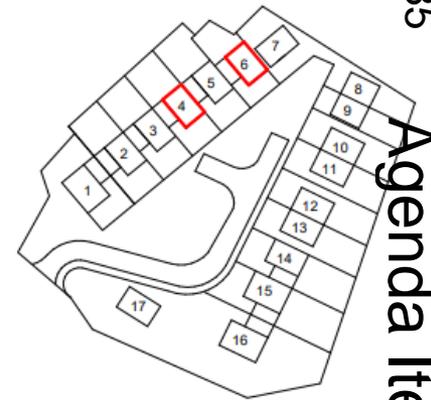
Ground Floor Plan



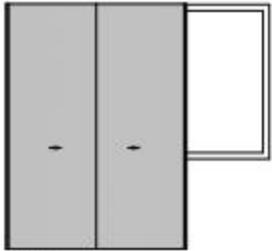
Rear Elevation



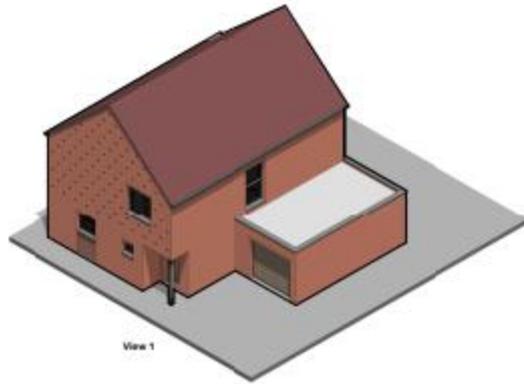
Side Elevation 2



Plots 4 & 6
 House Type 5a: 3-Bed 5-Person
 Detached+Garage
 House GIA: 95.9sqm



Roof Plan



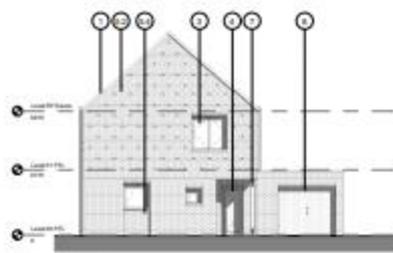
View 1



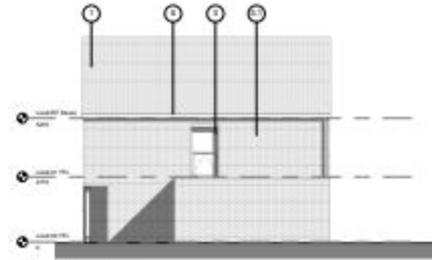
View 2



First Floor Plan



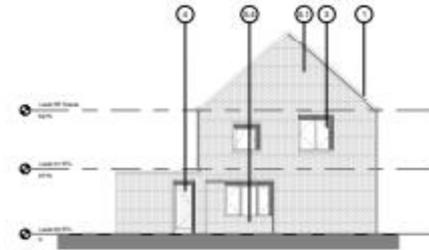
Front Elevation



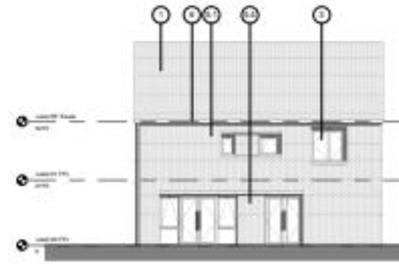
Side Elevation 1



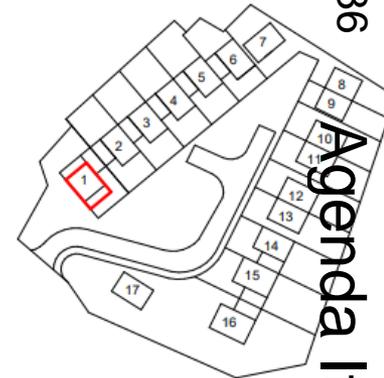
Ground Floor Plan



Rear Elevation



Side Elevation 2

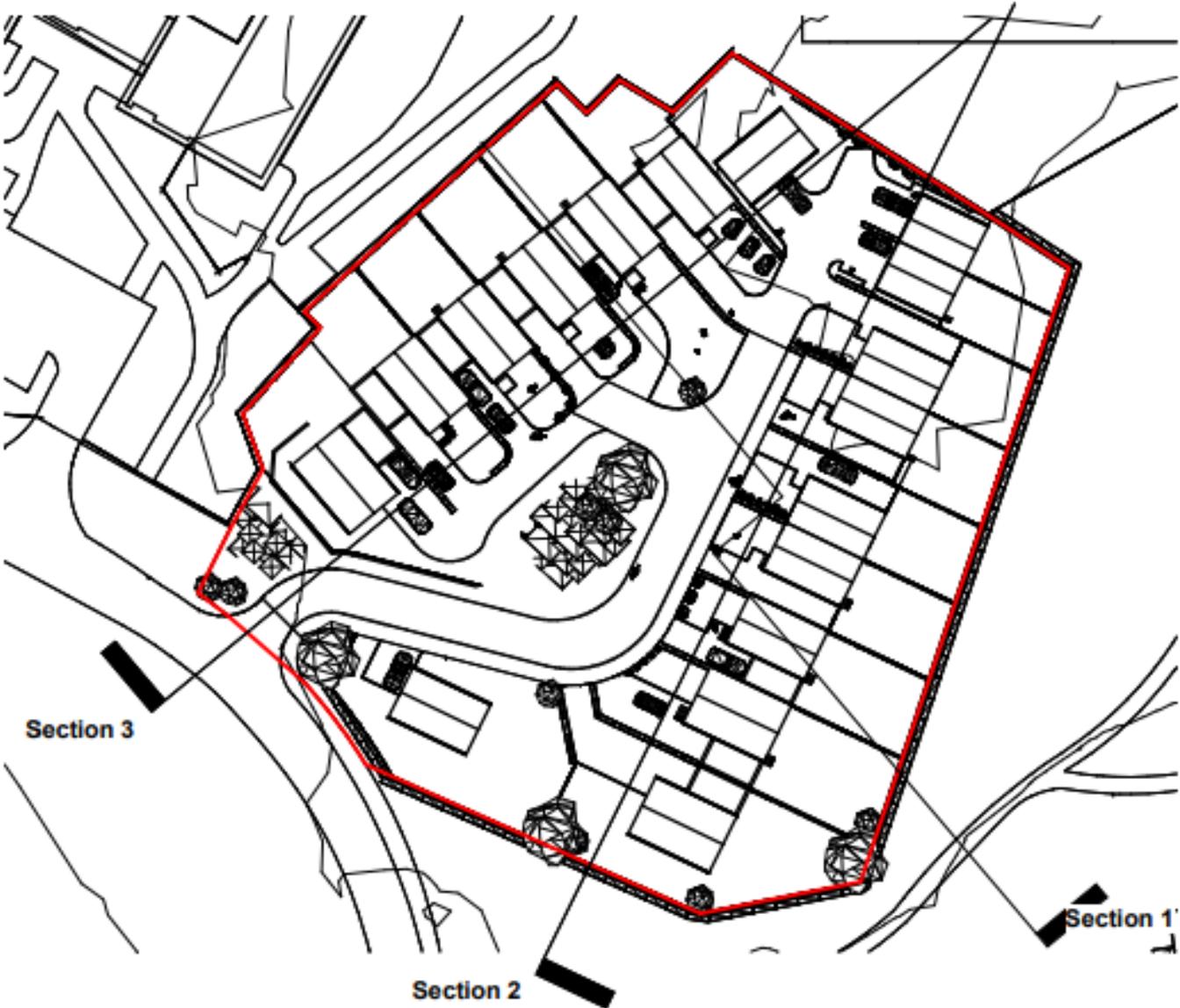


Plots 1 & 16 (handed)
House Type 7: 4-Bed 6-Person
Detached+Garage
House GIA: 117.8sqm

Proposed Landscaping



Proposed Sections



Proposed Sections

a1

Section 1



1 Proposed Site Section 1
1:200

Section 2

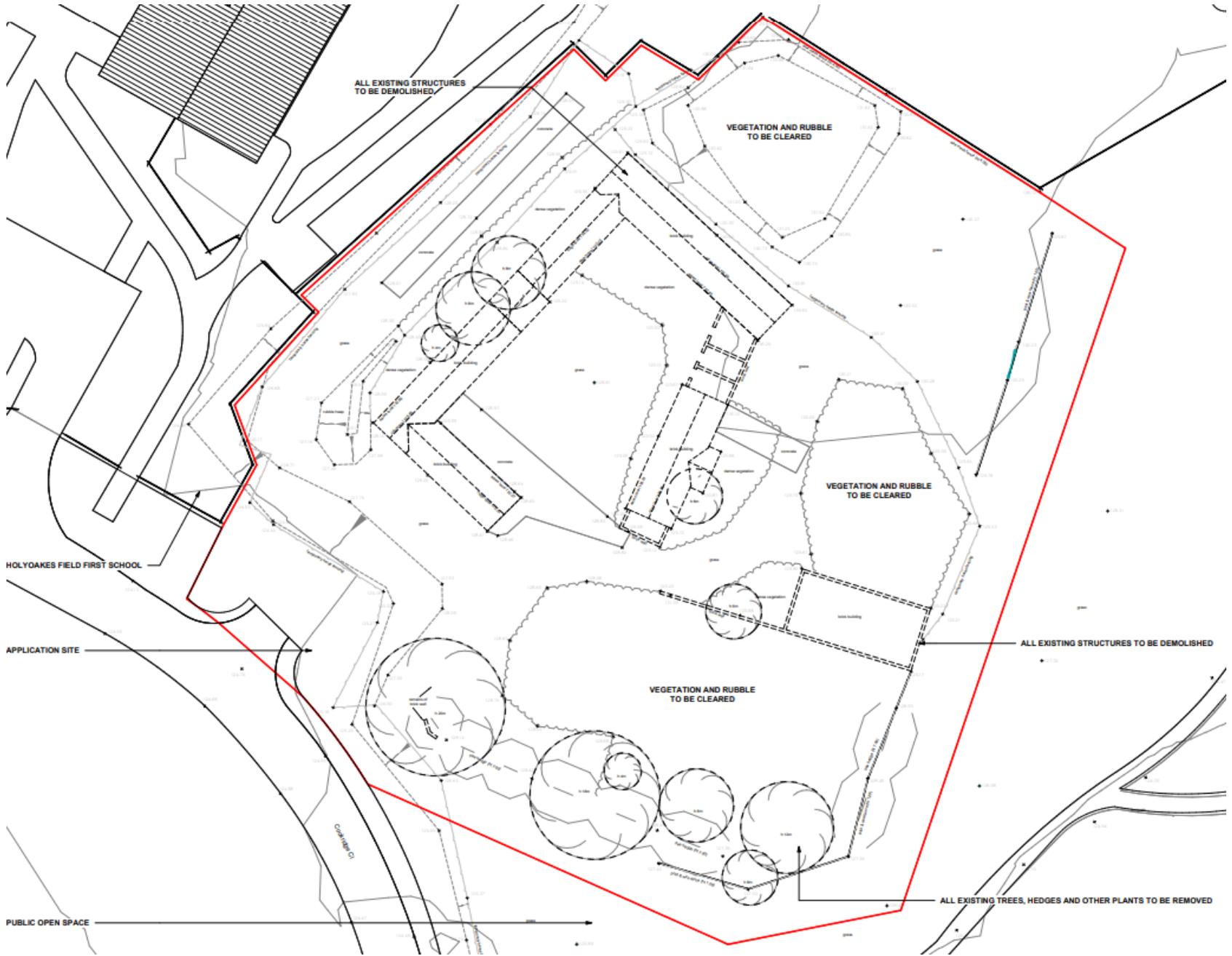


2 Proposed Site Section 2
1:200

Section 3



Demolition Plan



CGI Images



1



2

CGI Images



3



4

23/00202/FUL

New two-storey extension (including plant space and vertical circulation) at rear of the existing two-storey hospital to provide 2 new surgical theatres and support accommodation. (part retrospective)

The Alexandra Hospital, Woodrow Drive, Redditch

Recommendation: Grant subject to Conditions

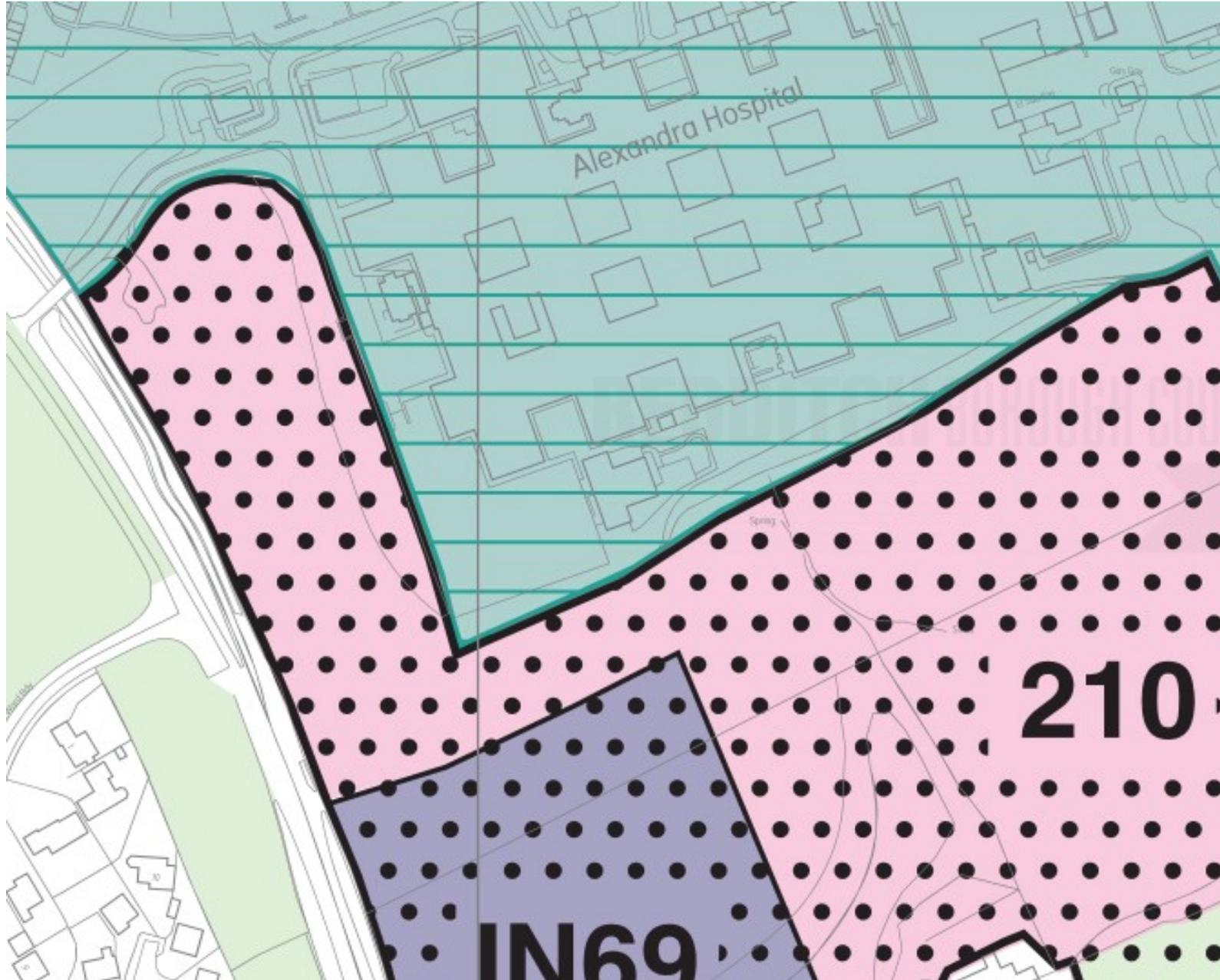
Site Location



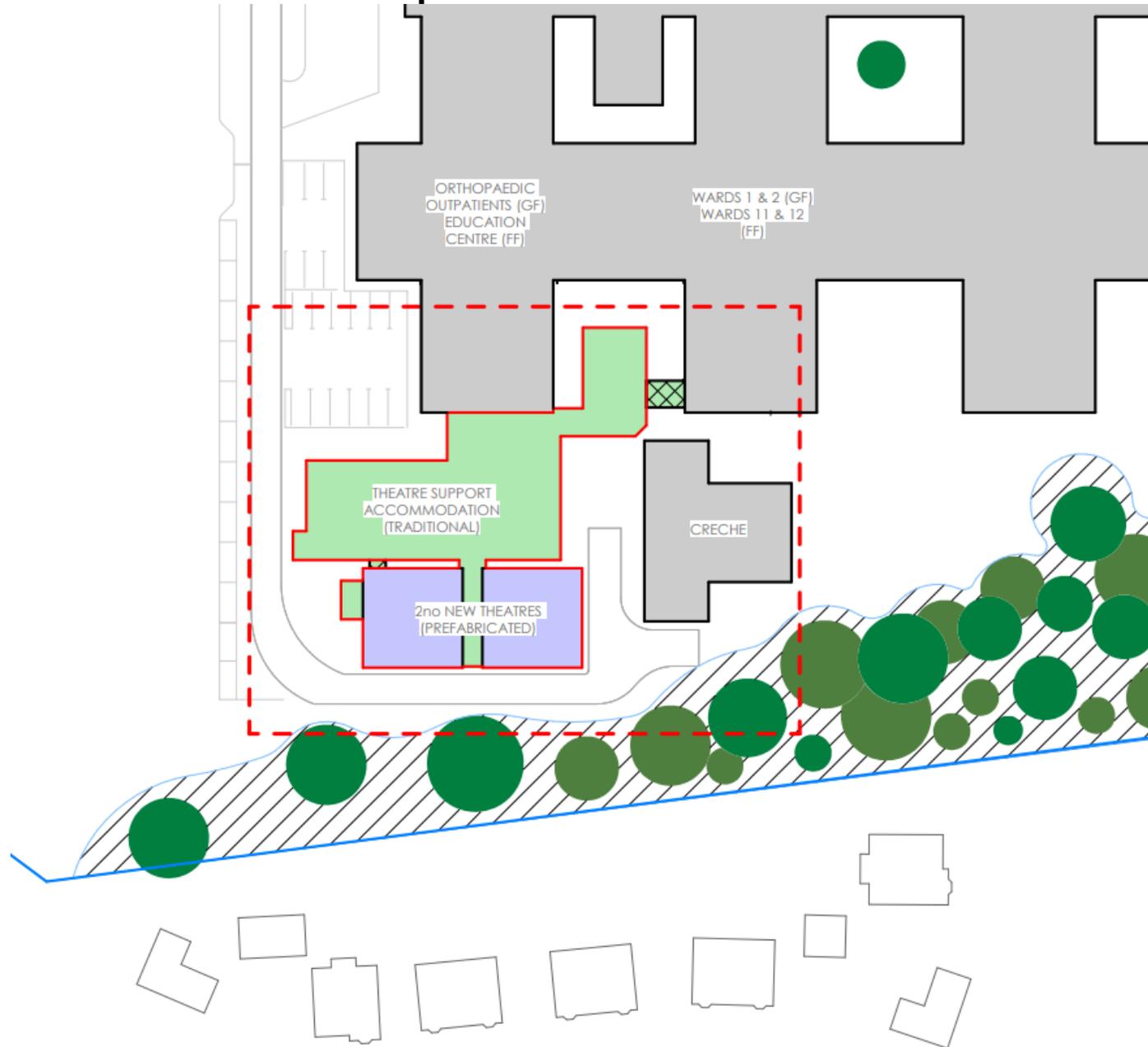
Site Location Plan



BoRLP Proposals Map



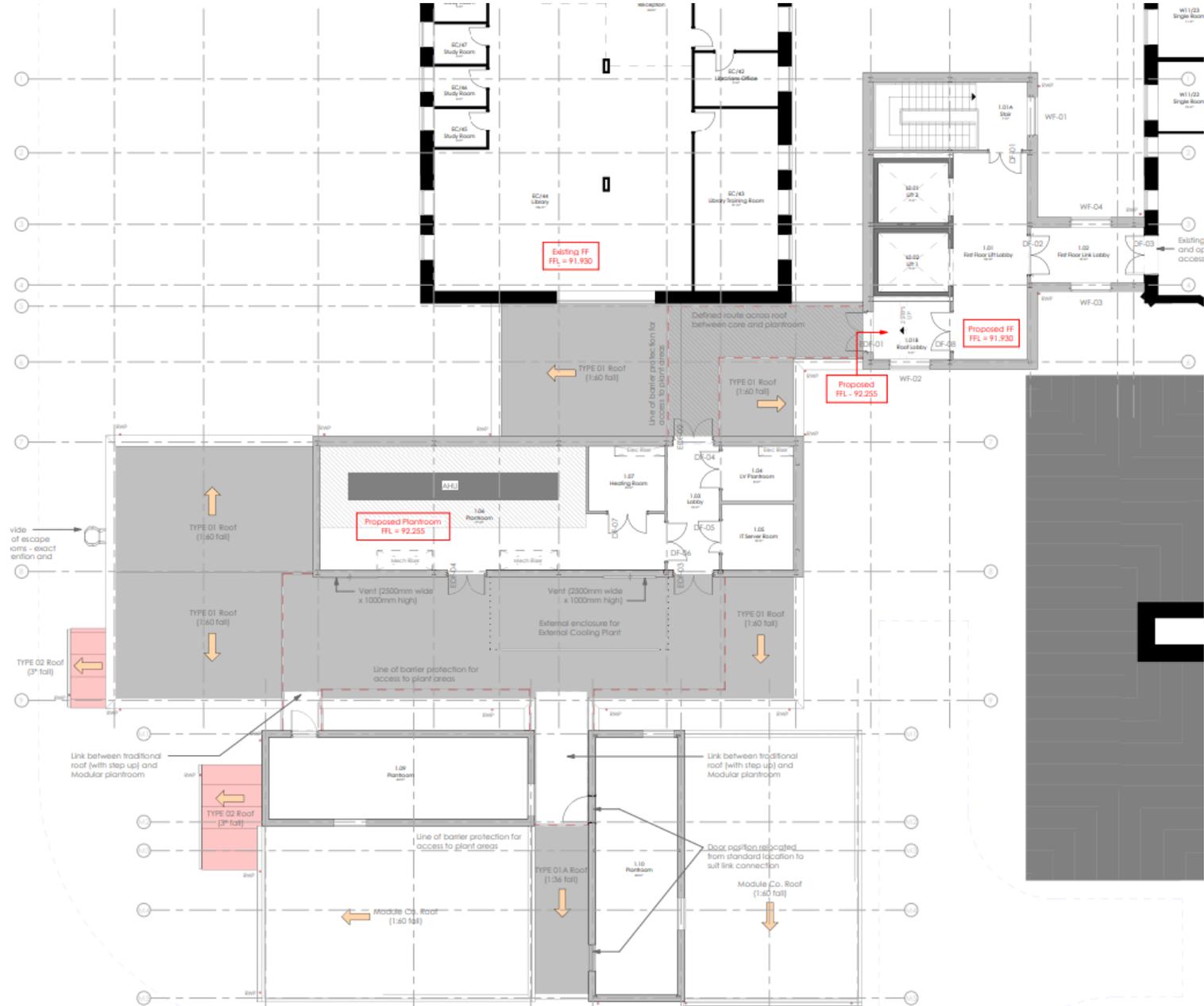
Proposed Block Plan



Proposed Ground Floor Plan



Proposed First Floor Plan

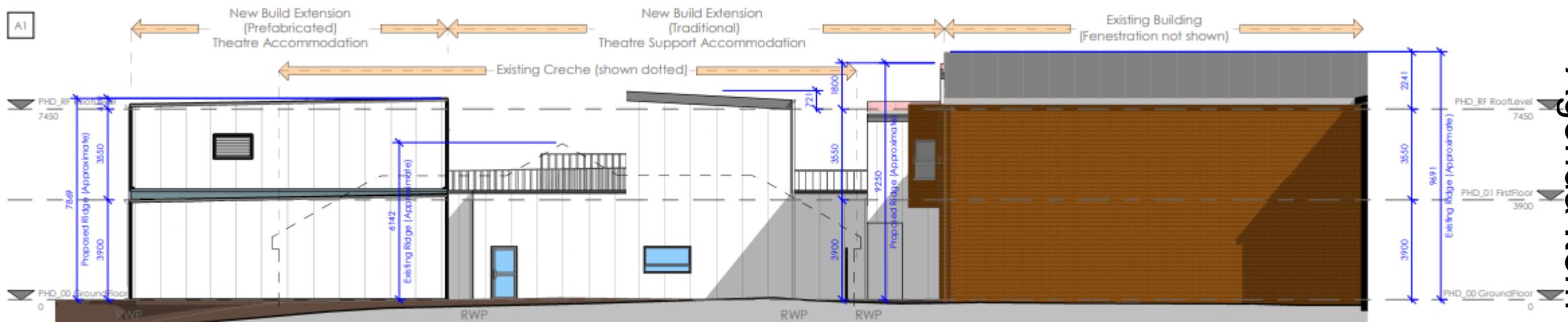


Proposed Elevations



West Elevation

Scale: 1 : 100



East Elevation

Site photographs



Prior to works commencing

Site Photographs



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KEY:

- █ RETAINED PARKING BAYS
- █ REMOVED PARKING BAYS
- █ NEW PARKING BAYS

Scale: 1:1000

1:1000 1:500 1:250 1:125 1:62.5

1:1000 = 1cm 1:500 = 2cm 1:250 = 4cm 1:125 = 8cm

N

PARKING APPRAISAL KEY:

LOCATION (works listed in planned chronological order)	AS EXISTING	NEW SIZE	NET CHANGE	RUNNING TOTAL	PLANNING STATUS
Existing Car Parking				904	
A Enlarged South East car park	183	299	116	1020	REF: 22/01237/573_APPROVED
B South West car park	84	0	-84	936	REF: 23/00202/FUL_APPLICATION SUBMITTED
C Plot 2 car park (Retained but re-lined)	97	102	5	941	REF: 22/01237/573_APPROVED
D New North car park (Below Plot 3)	0	188	188	1129	REF: 22/01237/573_APPROVED
E Large car park to West (On plot 1)	187	0	-187	942	REF: 22/01237/573_APPROVED
F Block along bottom edge of Plot 2	11	0	-11	931	REF: 22/01237/573_APPROVED
G Block along bottom edge of Plot 1 access road	16	0	-16	915	REF: 22/01237/573_APPROVED
H No additional spaces allowed for in West Bank	18	18	0	915	REF: 22/01237/573_APPROVED
J Public/visitor car parking	270	270	0	915	REF: 22/01237/573_APPROVED
K South of Hillcrest (Above incinerator site)	38	38	0		No application required
TOTAL	904	915	11	915	

Work carried out to increase capacity to 'A' to mitigate spaces lost for new Theatres

- F5 02.08.2023 EXISTING SPACES ADJUSTED TO 904 LAYOUT OF CAR PARK C UPDATED
- F4 10.05.2023 NOTES ADJUSTED
- F3 09.05.2023 NEW NOTES ADDED
- F2 12.04.2023 REVISED PARKING NOTE
- F1 06.04.2023 PARKING APPRAISALS

phd
Finnegan Hayward Design
33a Powell Street
Birmingham
B1 3DH
Tel: 0121 236 7009
Email: design@phd.co.uk
Web: www.phd.co.uk

Client: Worcestershire Acute Hospitals - NHS Trust
Project: PARKING APPRAISAL - Car Parks
Location: Alexandra Hospital, Redditch

Drawing Title: PARKING APPRAISAL DRAWING
Project Number: 237
Stage: FEASIBILITY Drawing No.: Revision: (11)100 F5
Scale: 1:1000
Date: APR 23
Drawn: CF
Checked: GH
Sheet Number: 237_Phd_A_VX_DR_A_(11)100

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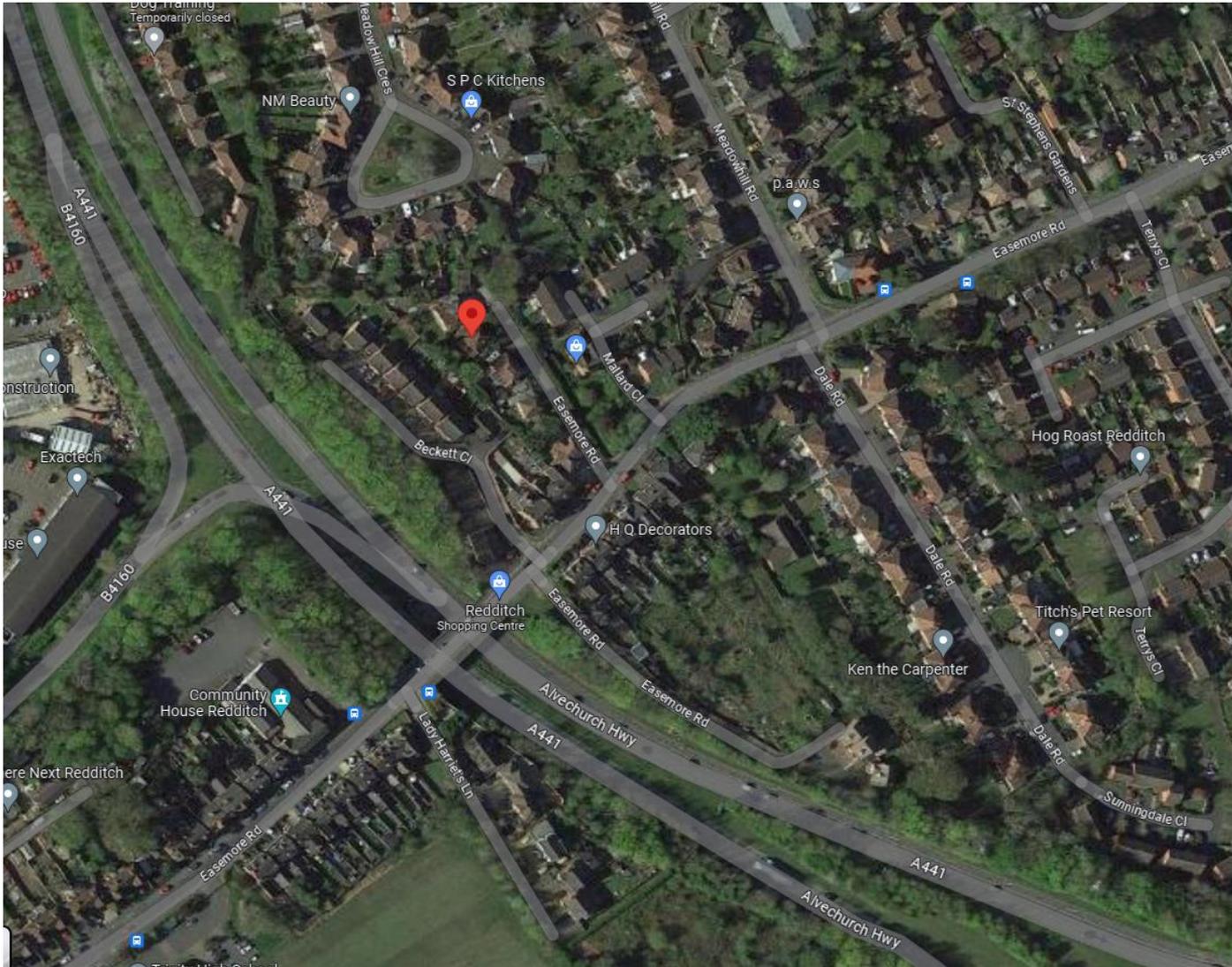
23/00854/FUL

157 Easemore Road, Redditch, B98 8HU

Internal layout alterations and upgrade to current building regulations. Erection of a two storey side extension

Recommendation: grant subject to conditions

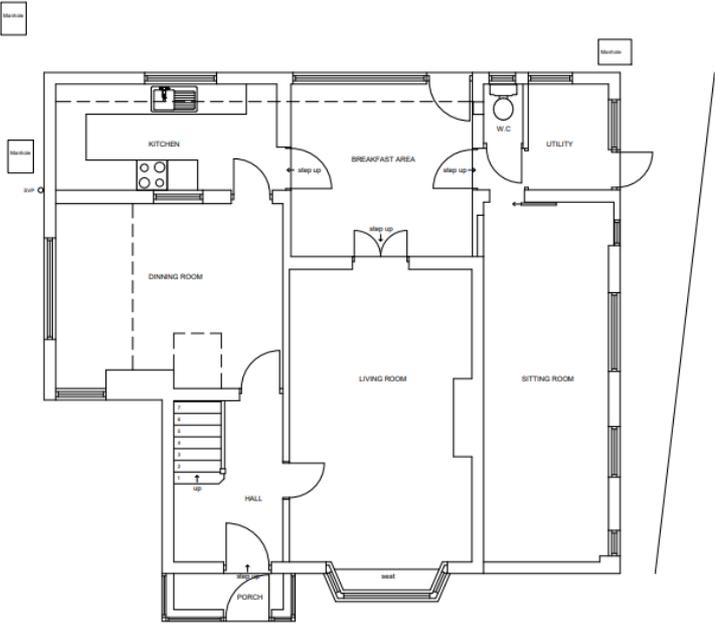
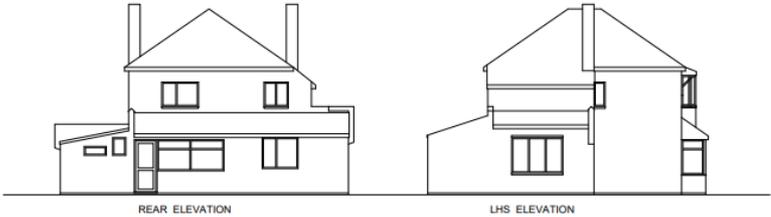
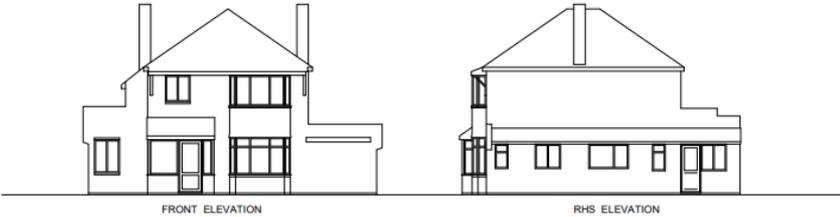
Aerial View



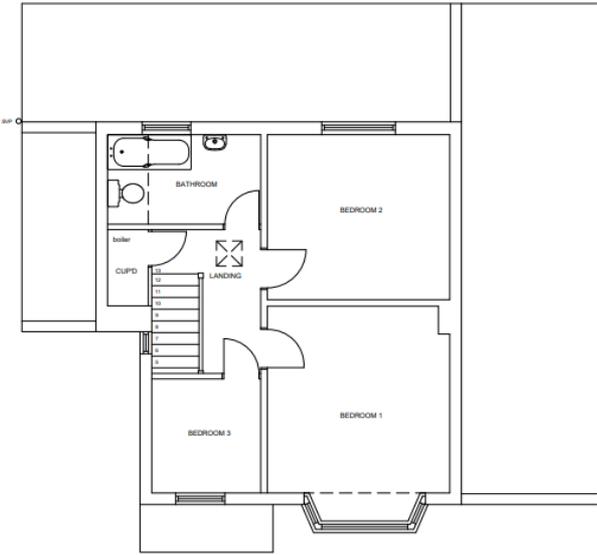
Site Location



Existing floor plans and elevations



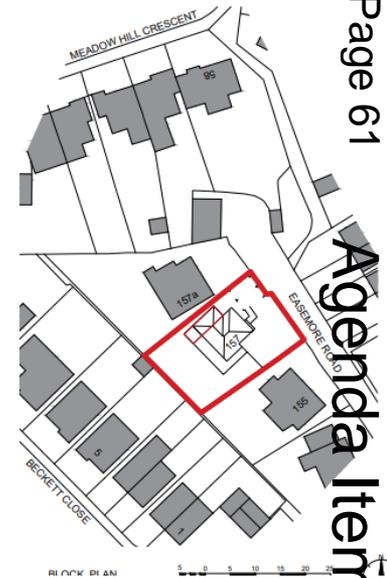
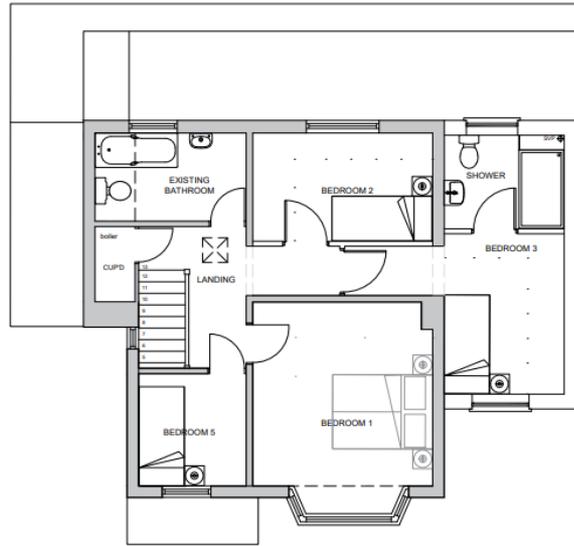
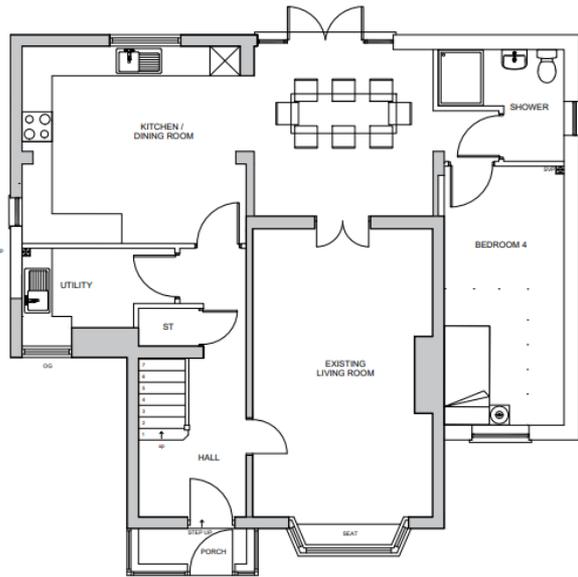
GROUND FLOOR PLAN



FIRST FLOOR PLAN



Proposed floor plan and elevations



Existing photographs of property



Access point from Easemore Road



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