

# Site Plans and Presentations



## Planning Committee

Thu 12 Sep  
2024  
7.00 pm

Oakenshaw Community  
Centre, Castleditch Lane  
B98 7YB



[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)**

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



# Planning

Thursday, 12th September,  
2024

7.00 pm

**Oakenshaw Community  
Centre - Oakenshaw  
Community Centre**

## Agenda

### Membership:

Cllrs:	Andrew Fry (Chair)	Bill Hartnett
	William Boyd (Vice-Chair)	David Munro
	Juma Begum	Jen Snape
	Brandon Clayton	Gemma Monaco
	James Fardoe	

- 5.** 23/00543/FUL - Conwil, Dagnell End Road, Redditch, Worcestershire, B98 9BD  
(Pages 5 - 16)
- 6.** 24/00631/FUL - Land At Battens Close, Redditch, Worcestershire, B98 7HY (Pages  
17 - 26)
- 7.** 24/00387/FUL - Land South Of, Astwood Lane, Feckenham, Redditch,  
Worcestershire, B96 6HP (Pages 27 - 34)
- 8.** 24/00576/S73 - Highfield House, Headless Cross Drive, Redditch, Worcestershire,  
B97 5EQ (Pages 35 - 44)

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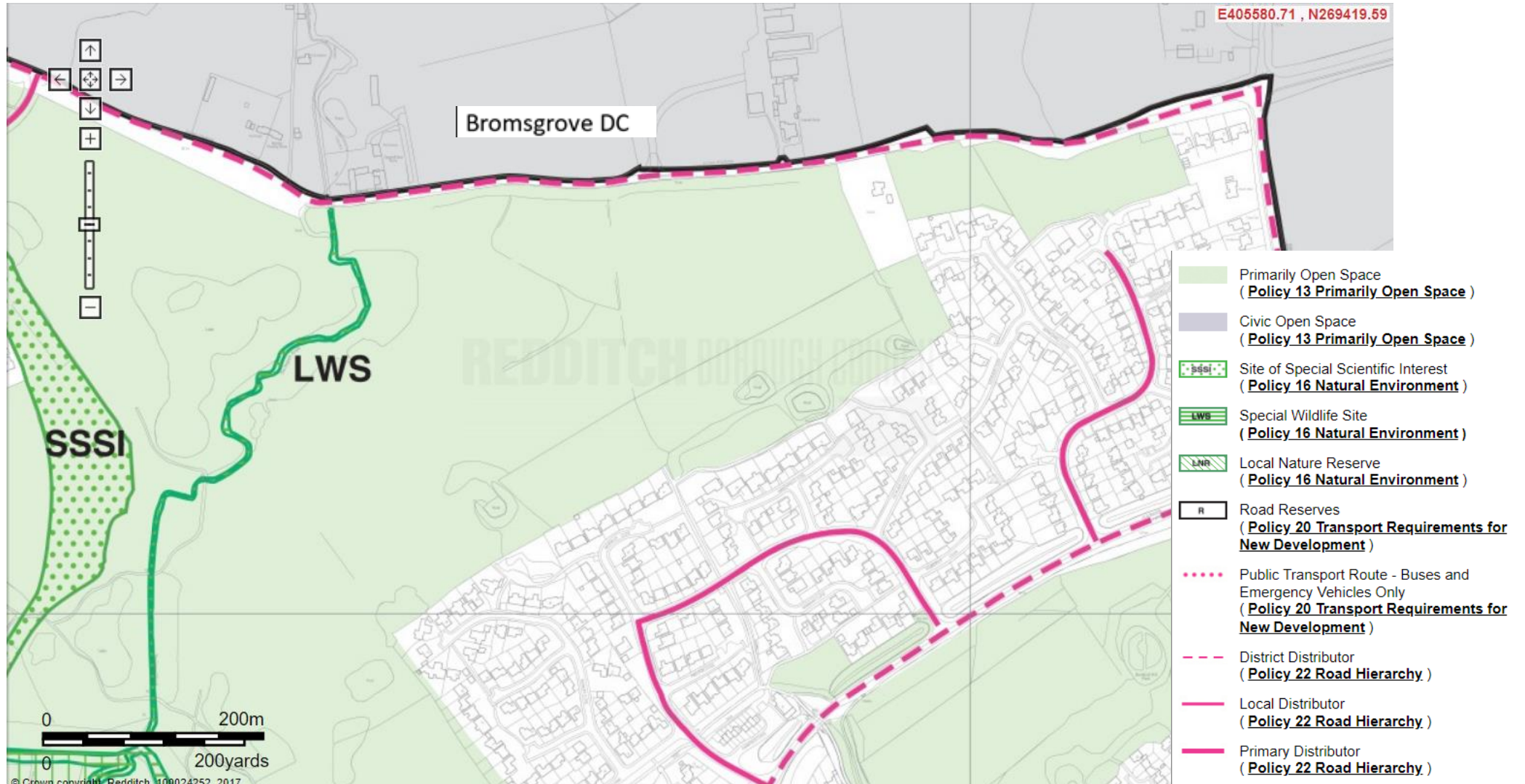
23/00543/FUL

Conwil, Dagnell End Road Redditch Worcestershire B98 9BD

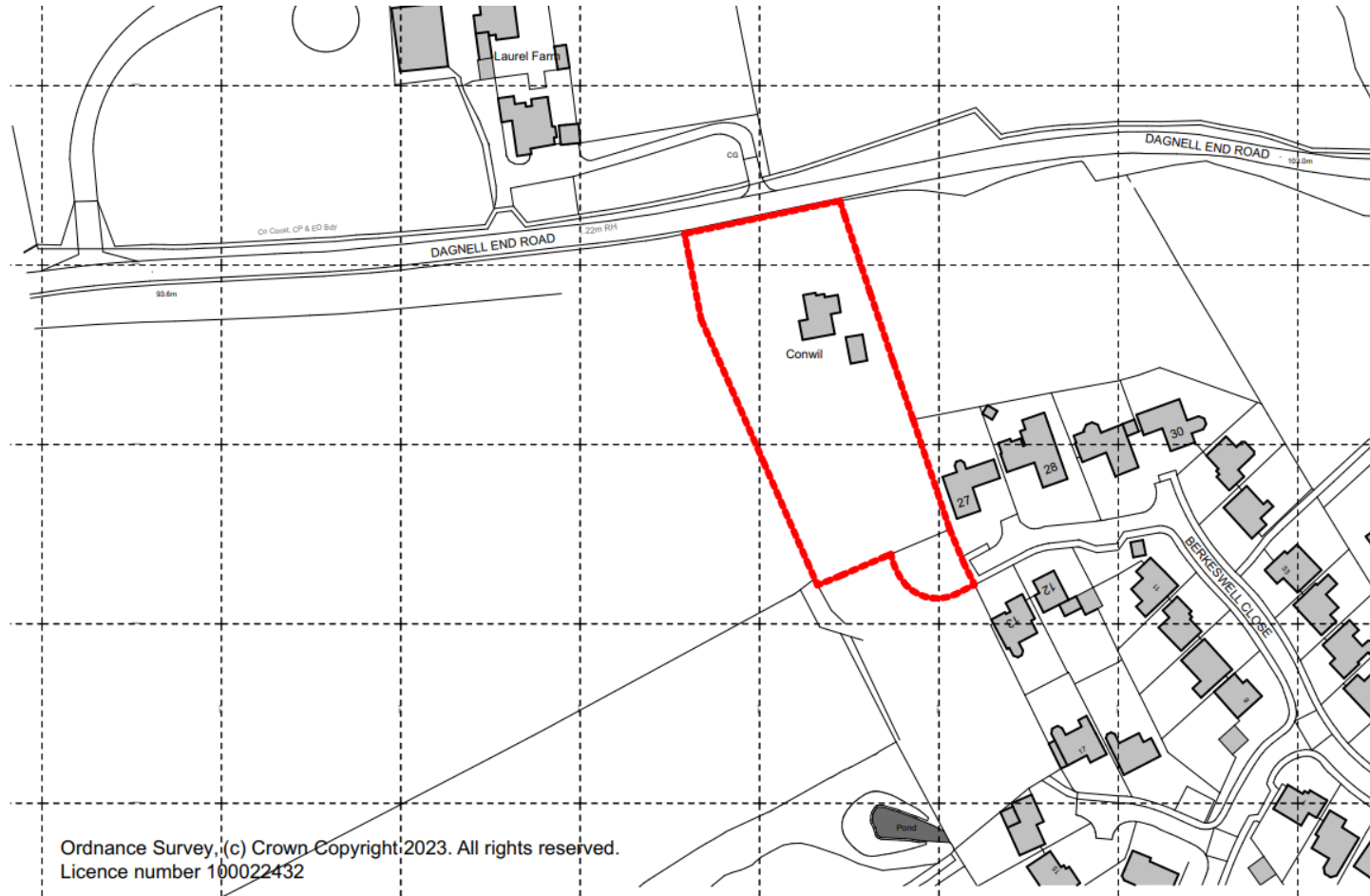
Demolition of existing dwelling and outbuildings and erection of 6 No. dwelling houses (use class C3) with associated access, parking and landscaping

Recommendation: Grant subject to Conditions

# Borough of Redditch Local Plan Allocation Plan



# Site Location Plan



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**Site area: 4476sq.m**

**North**



**ARCHITECTURAL DESIGN  
CONSULTANCY LTD**

ARCHITECTURAL AND DEVELOPMENT CONSULTANTS

THE PRIORY, LONDON ROAD, CANWIL,  
SUTTON COLDFIELD, B75 5SH.  
Tel: 01543 262999 Web: www.adc-limited.co.uk  
Email: admin@adc-limited.co.uk

CLIENT



PROJECT

Conwil, Dagnell End Road,  
Redditch,  
Worcestershire, B98 9BD.

TITLE

Location plan

DRAWN AT	DATE	SCALE 1:1250	A3
DRAWING NO. 1430/13		REVISION	

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# Proposed Site Plan



ADC ARCHITECTURAL DESIGN CONSULTANTS LTD	Client: Dagnell End Road, Berkeswell	Project: Proposed Site Plan
14/03/2017	14/03/2017	14/03/2017



# Proposed Floorplans and Elevations (Plots 1 and 3)



Plot 1 Front elevation 1:100



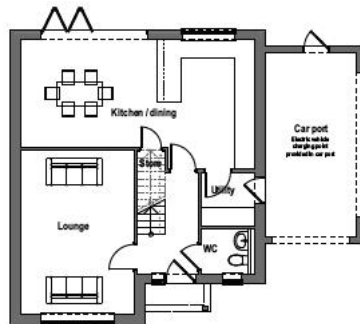
Plot 1 Side elevation 1 1:100



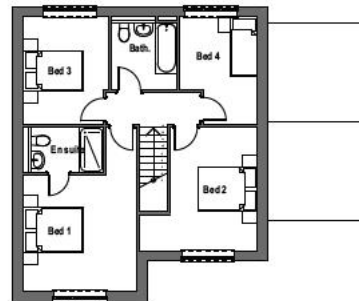
Plot 1 Rear elevation 1:100



Plot 1 Side elevation 2 1:100



Ground floor plan



First floor plan

Floor area:  
133.6sq.m



Plot 3 Front elevation 1:100



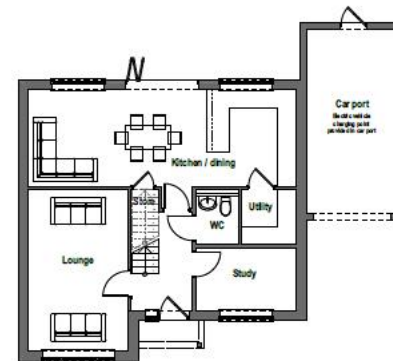
Plot 3 Side elevation 1 1:100



Plot 3 Rear elevation 1:100



Plot 3 Side elevation 2 1:100

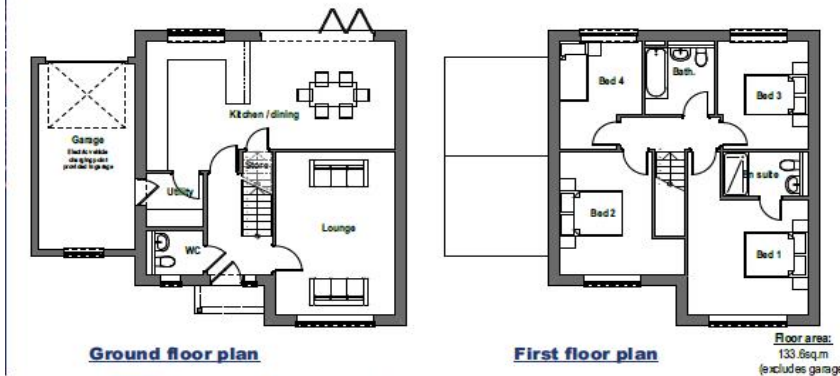
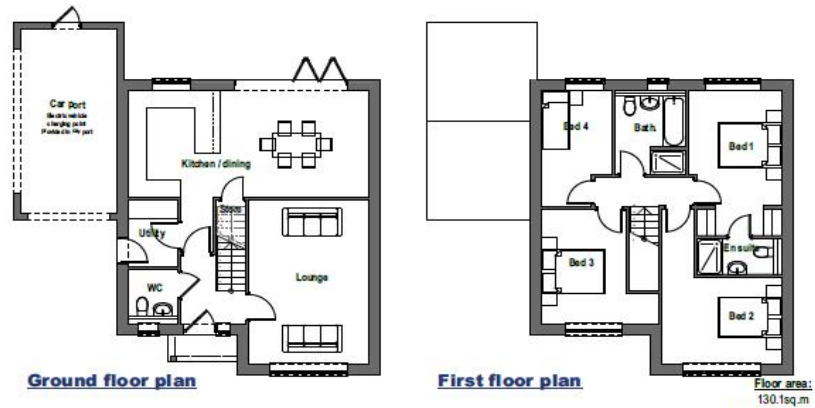


Ground floor plan



First floor plan

# Proposed Floorplans and Elevations (Plots 4 and 6)



# Proposed Streetscene



**Site section A**

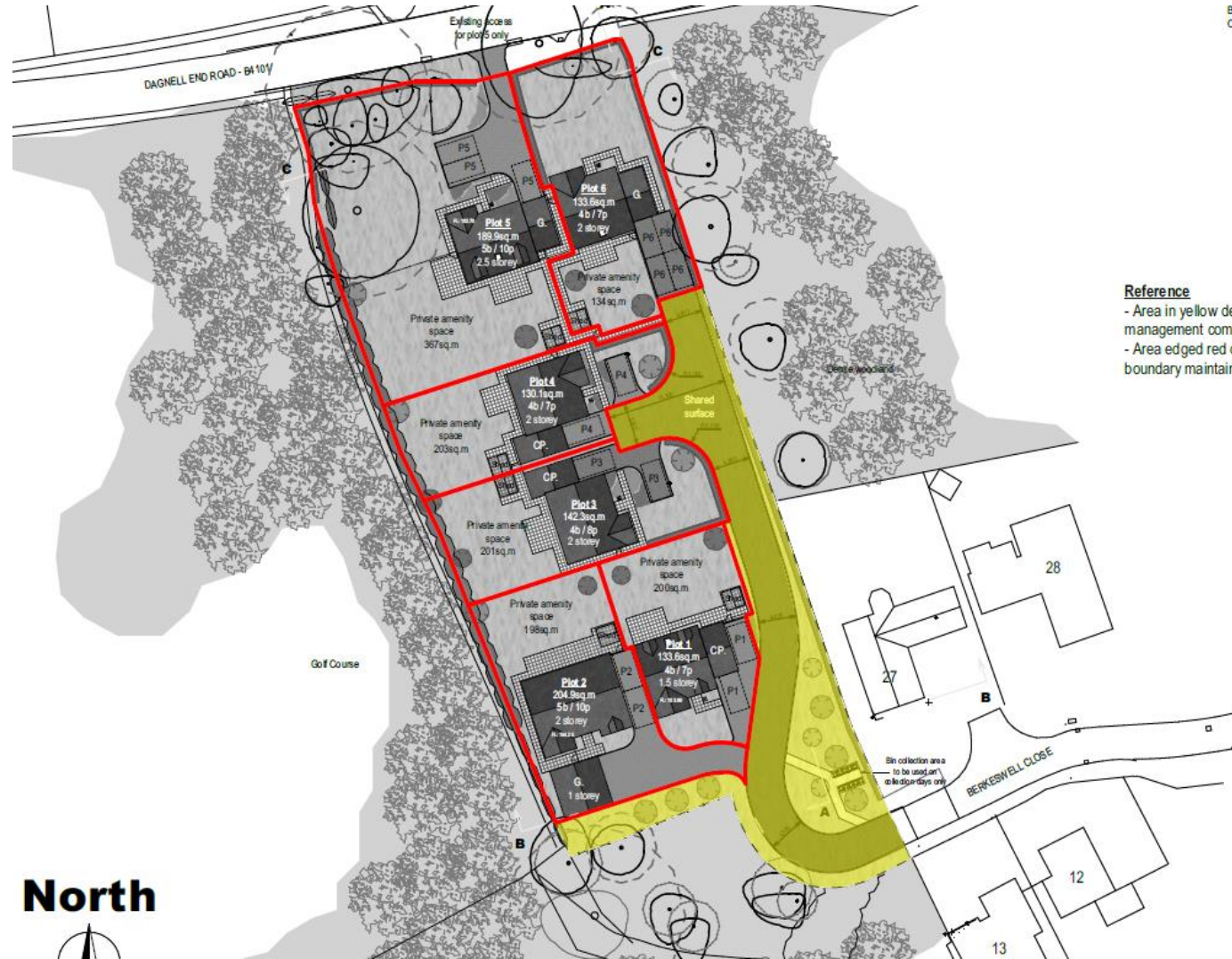


**Site section B**








**Site section C**

# Estate Plan



# Proposed Boundary Treatment Plan



Reference key	
	1.8m high close boarded fence
	1.2m high close boarded fence (existing hedgerow to remain behind)
	1.2m high post and rail fence
	New hedgerow planting
	1.8m high close boarded fence with new hedge row planting in front

**North**



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CLIENT



PROJECT

Conwil, Dagnell End Road,  
Redditch,  
Worcestershire, B98 9BD.





# Site Photographs





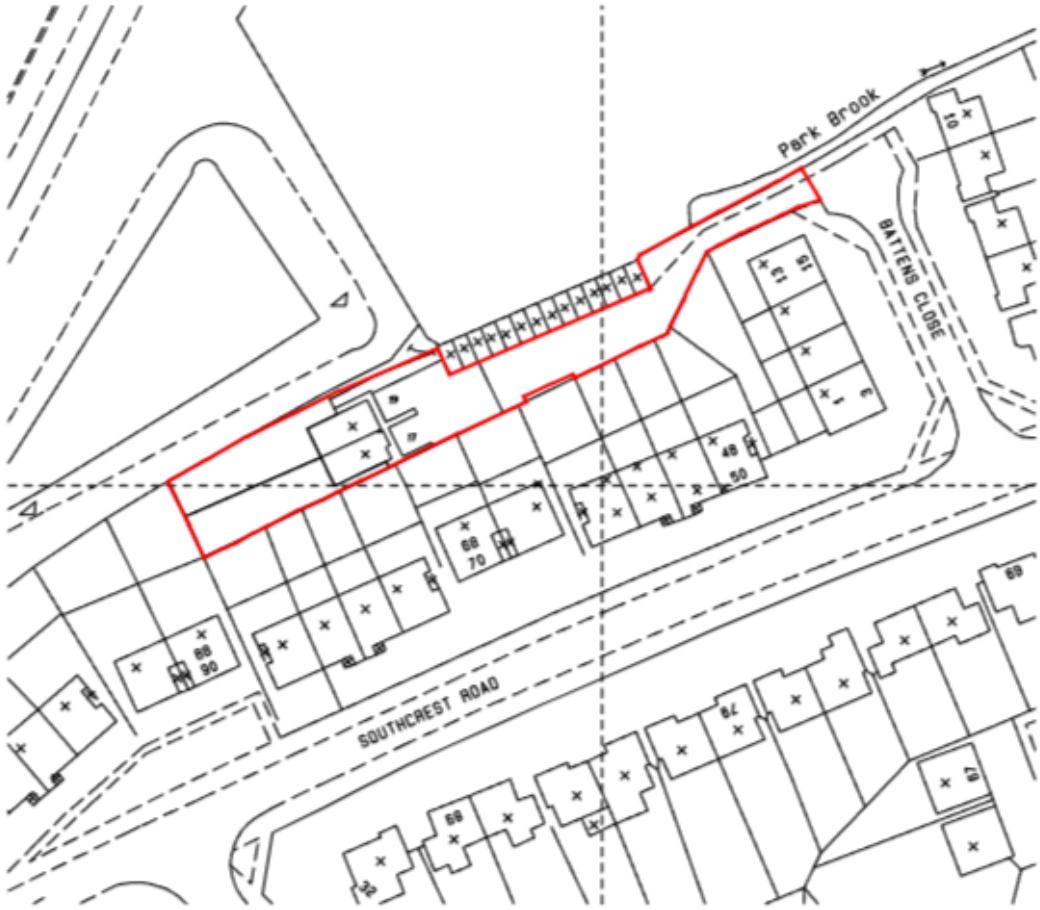
# 24/00631/FUL

Land at Battens Close, Redditch, B98 7HY

Change of use from C3 (Dwellinghouse) to C2  
(Residential Institution) following previous  
approval (20/00947/FUL)

Recommendation: grant subject to conditions

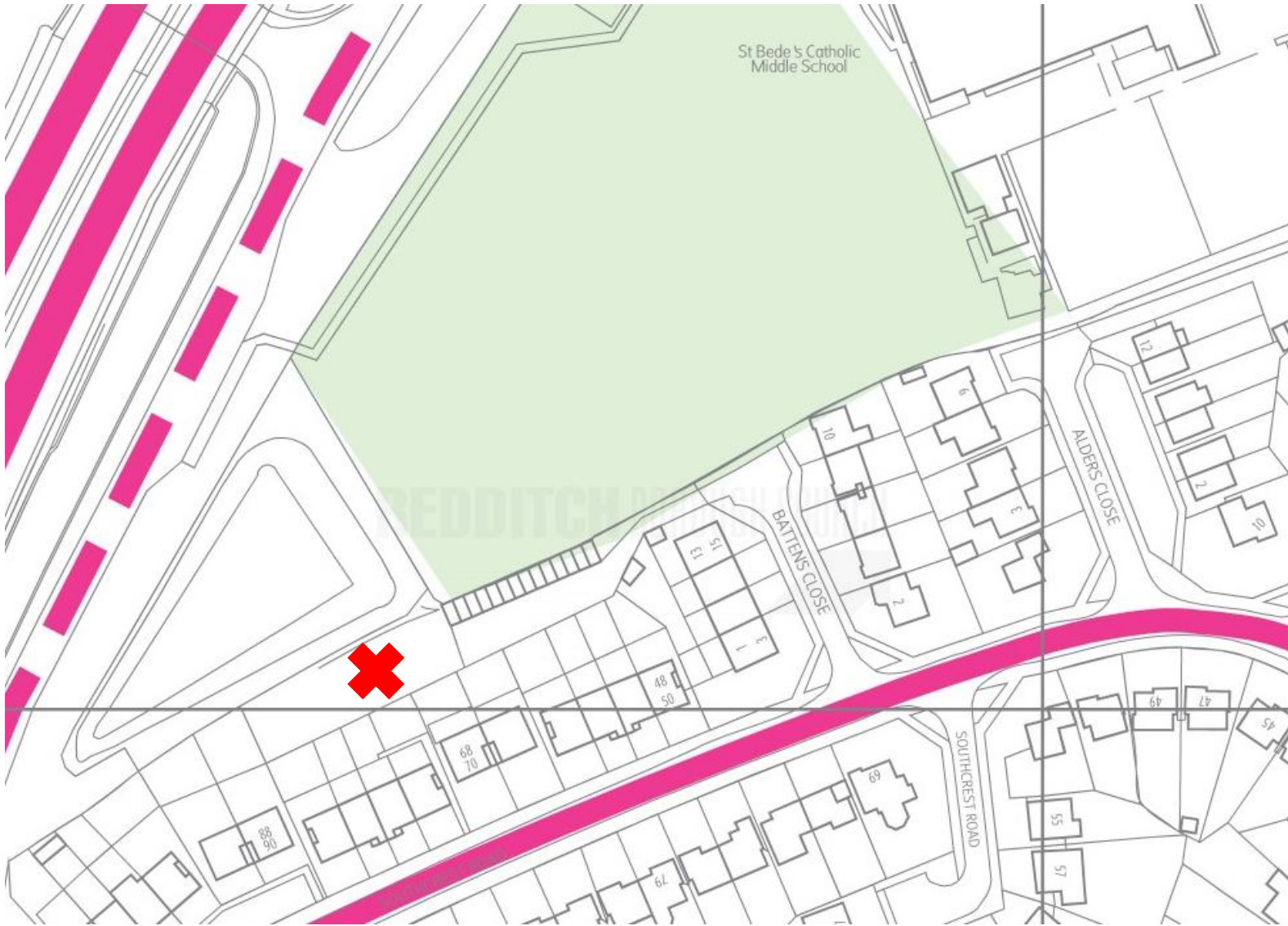
# Site Location Plan



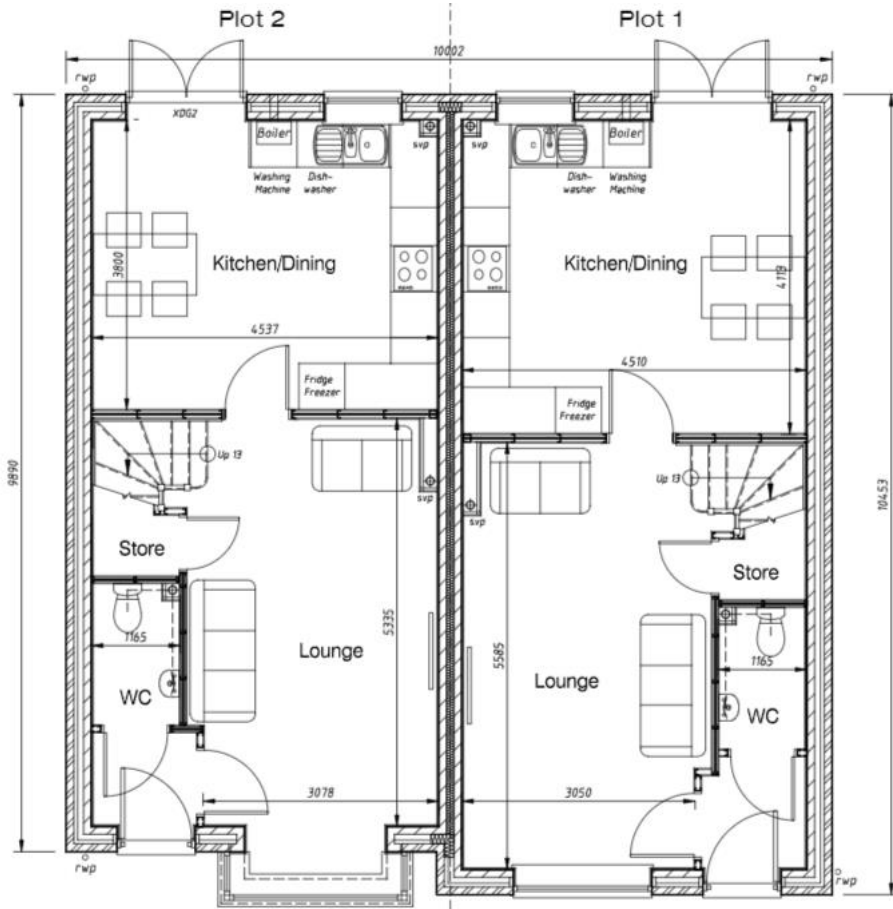
# Satellite View



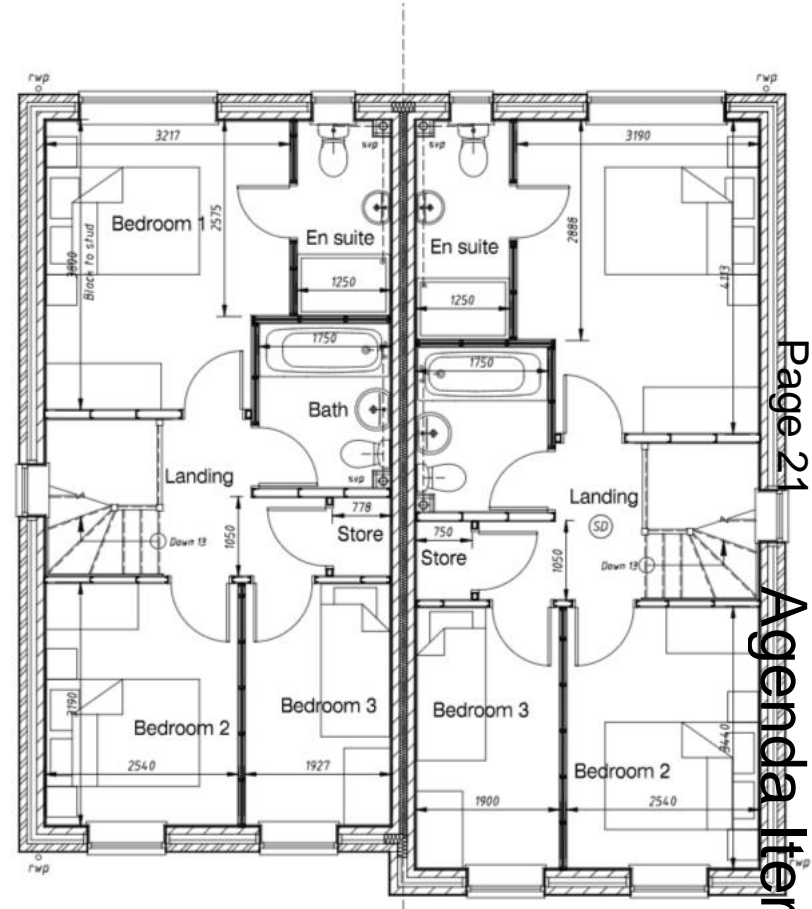
# Policies Map Extract



# Previously Approved Floor Plans (not to be changed)



Ground Floor Plan



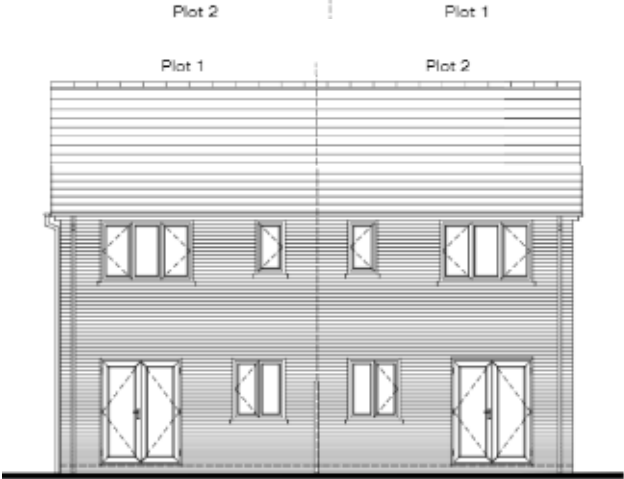
First Floor Plan

# Previously Approved Elevations (not to be changed)

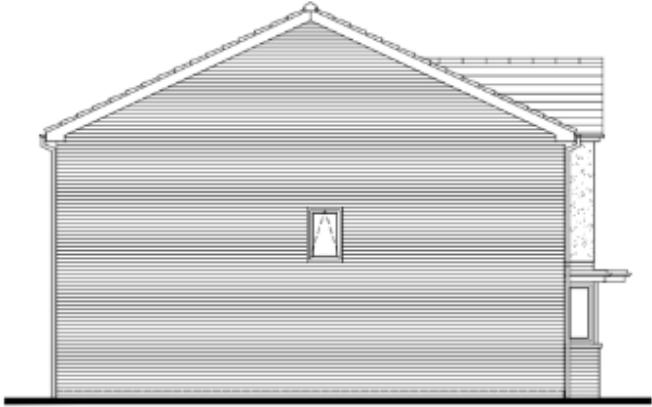


**Front Elevation**  
Scale 1:50

**Side Elevation**  
Scale 1:50 - Viewing Plot 1



**Rear Elevation**  
Scale 1:50



**Side Elevation**  
Scale 1:50 - Viewing Plot 2

# Site Plan



## Proposed Site Plan

Scale 1:150

- Approx. Site Area - 1,124sqm (0.277acres)
- Total 2 Plots (2 x 3Bed Units)
- Total Parking Spaces - 4 Parking Spaces
- 3 Spaces per Plot

- Legend**
- Proposed New Grass Area
  - Proposed Tarmac surface
  - Proposed New Paving
  - 1.8m High Close Boarded Fence



**Secure Bicycle Store**  
Colour shown indicative - to be approved



Rev. #	01/07/23	Additional parking space added	DR
Rev. 1	01/07/23		DR
Scale	1:150@A1		
Date	10-12-20		
Client	Land off Batters Close Land to the rear of 68/70 Southeast Road Reading RG8 7HY		
Drawn by	ATP2	CSA	Proposed Site Plan
Rev. #	03-1794/101A	This drawing and the building works depicted are the copyright of the Architects and may be reproduced except by written permission. No copying must be made and checked up on any specialist drawings and information provided. Site not scale plans. Figures shown only to be taken from this drawing.	

# Site Photos



Front of properties



Fence and gates to the front of properties





# Site Photos



Rear view of properties along Southcrest Road



Entrance point to access of Battens Close

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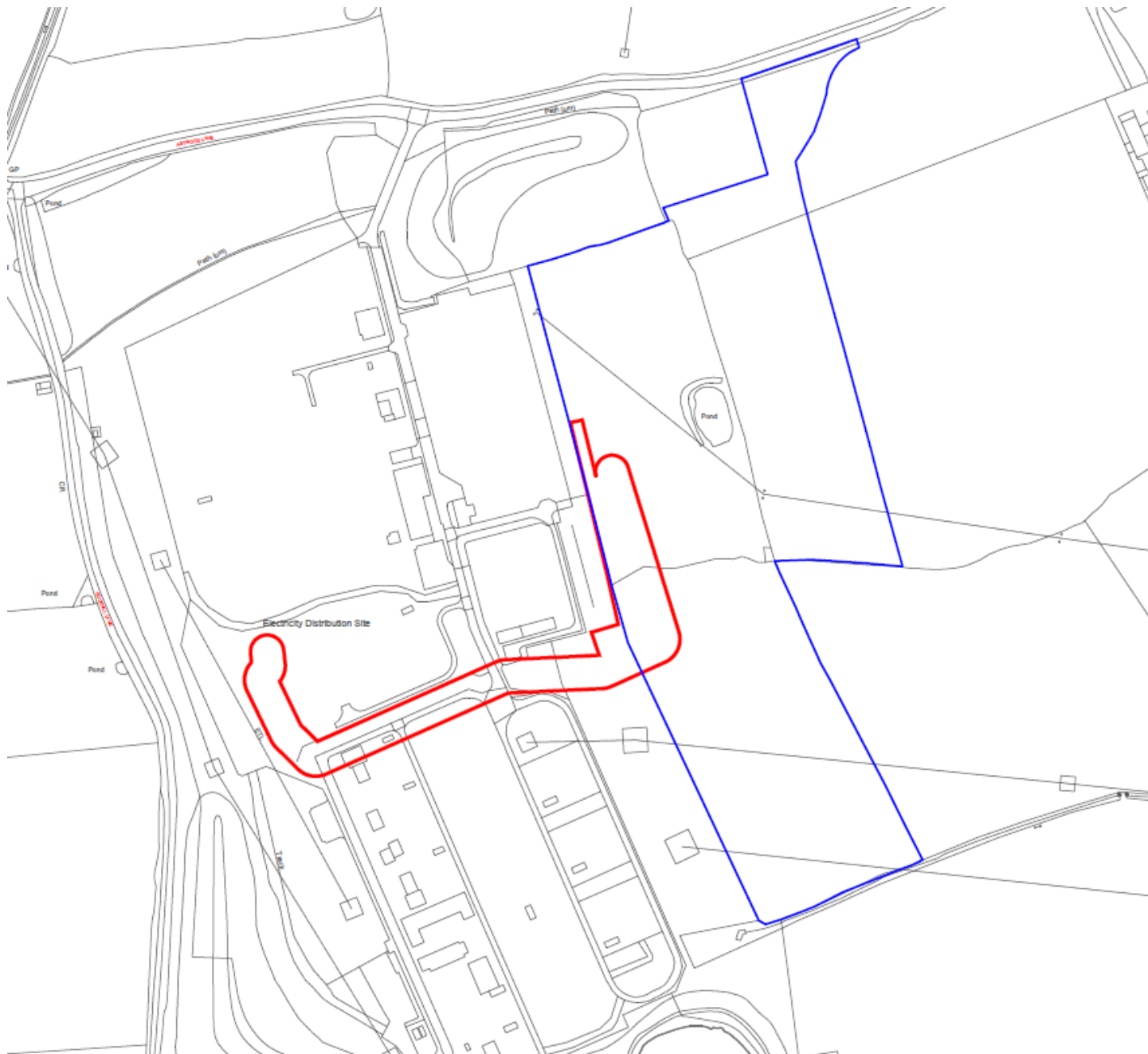
24/00387/FUL

Land South Of, Astwood Lane, Feckenham,  
Redditch, Worcestershire, B96 6HP

Proposed underground cable to connect  
Feckenham Greener Grid Park (approved  
under 21/00195/FUL) to Feckenham  
Substation

Recommendation: Grant subject to conditions

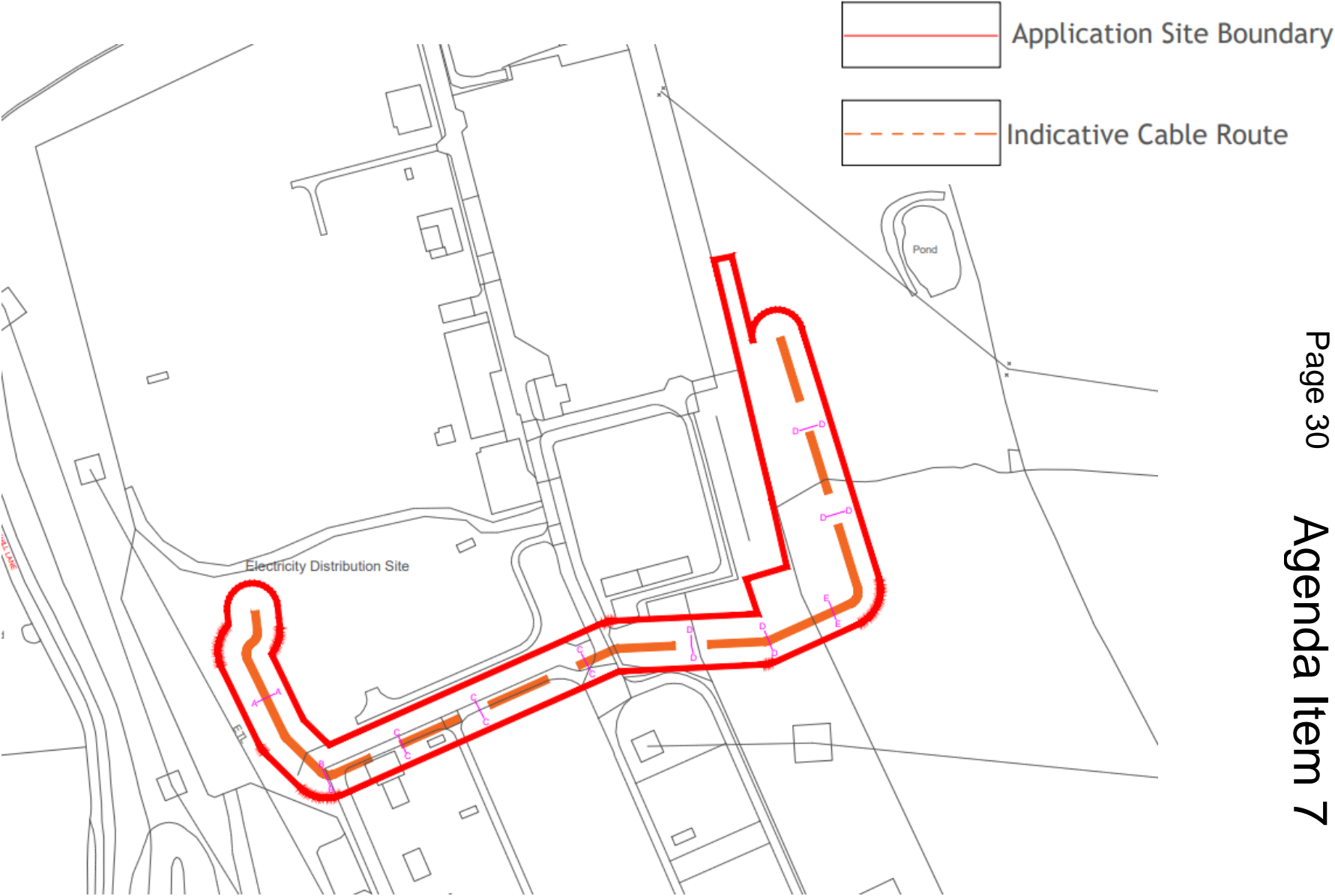
# Site Location Plan



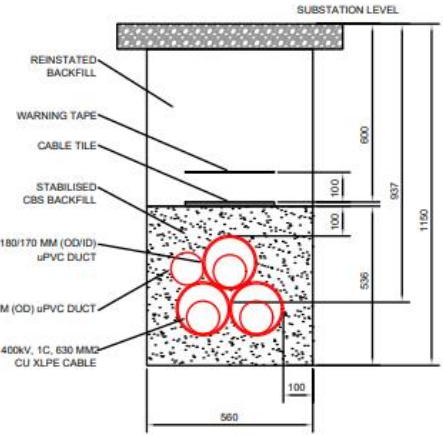
# Satellite View



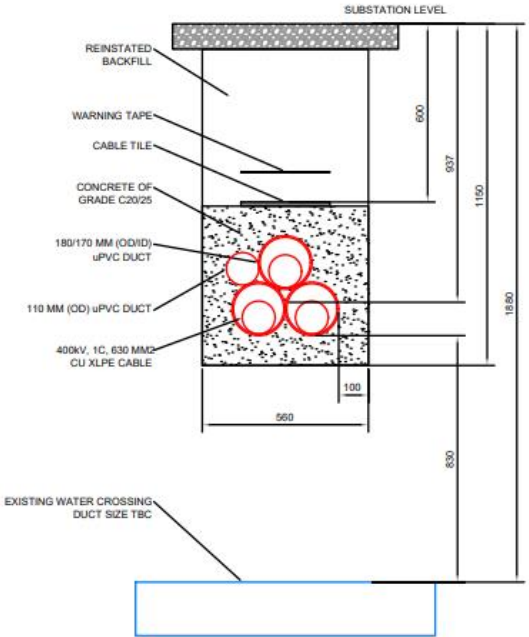
# Proposed Layout of Cable



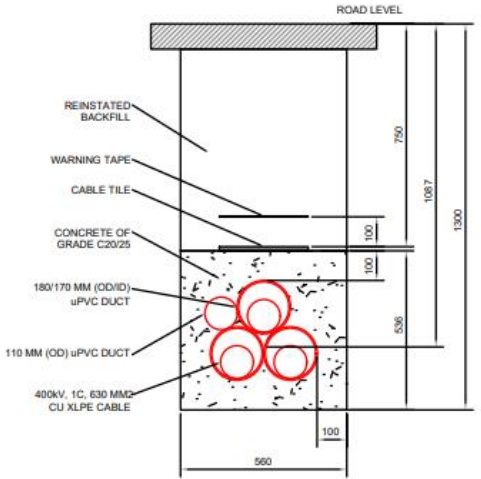
# Proposed Sections



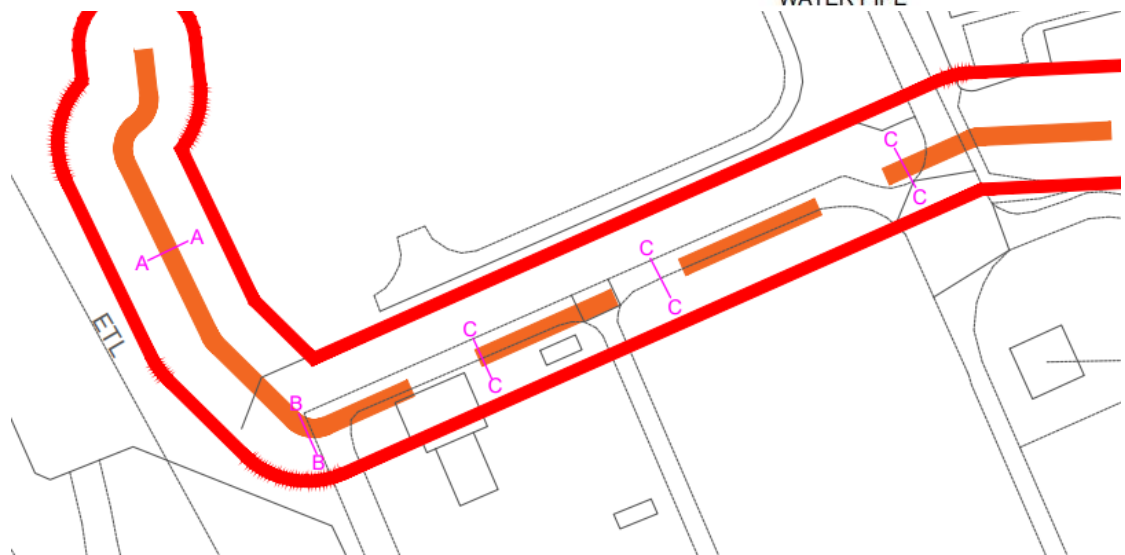
**SECTION A-A**  
**TYPICAL TRENCH IN**  
**SUBSTATION**



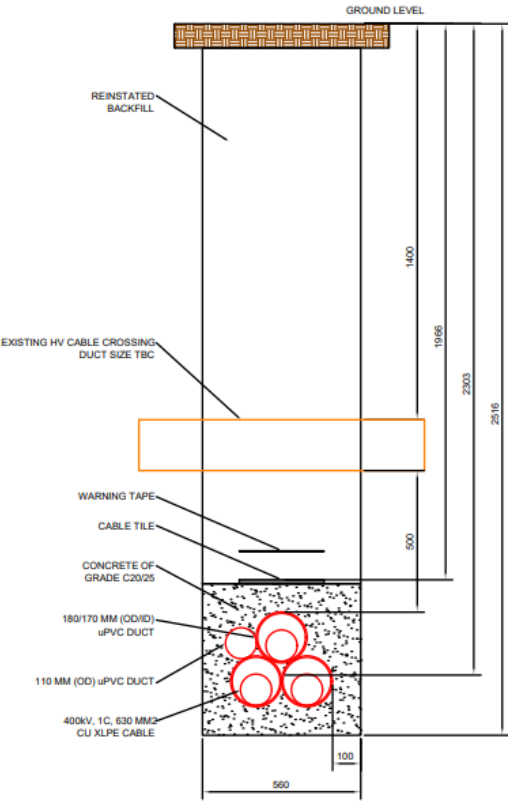
**SECTION B-B**  
**CROSSING ABOVE**  
**WATER PIPE**



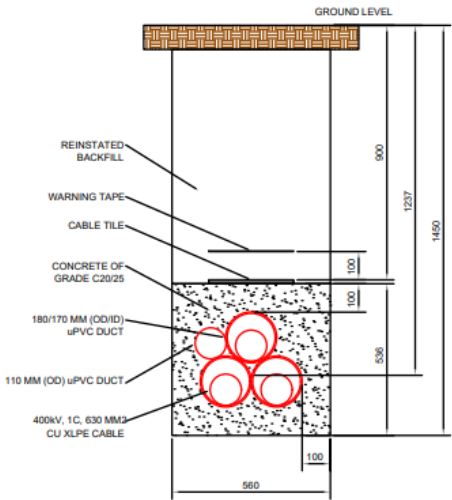
**SECTION C-C**  
**TYPICAL TRENCH IN ACCESS**  
**ROAD**



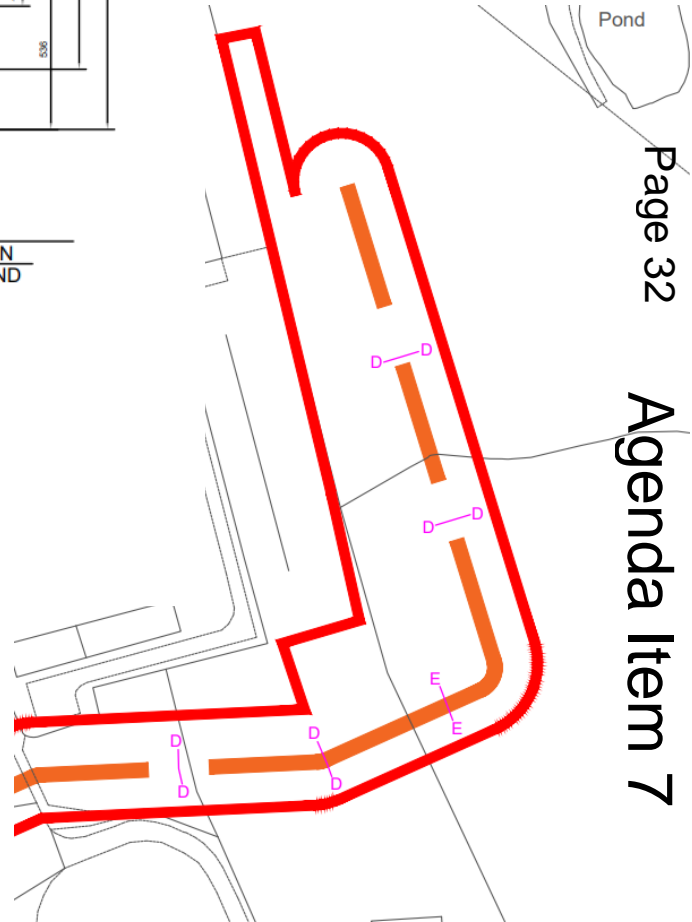
# Proposed Sections



**SECTION E-E**  
**MAJOR CROSSING BELOW HV**  
**CABLE**











**SECTION D-D**  
**TYPICAL TRENCH IN**  
**AGRICULTURAL LAND**

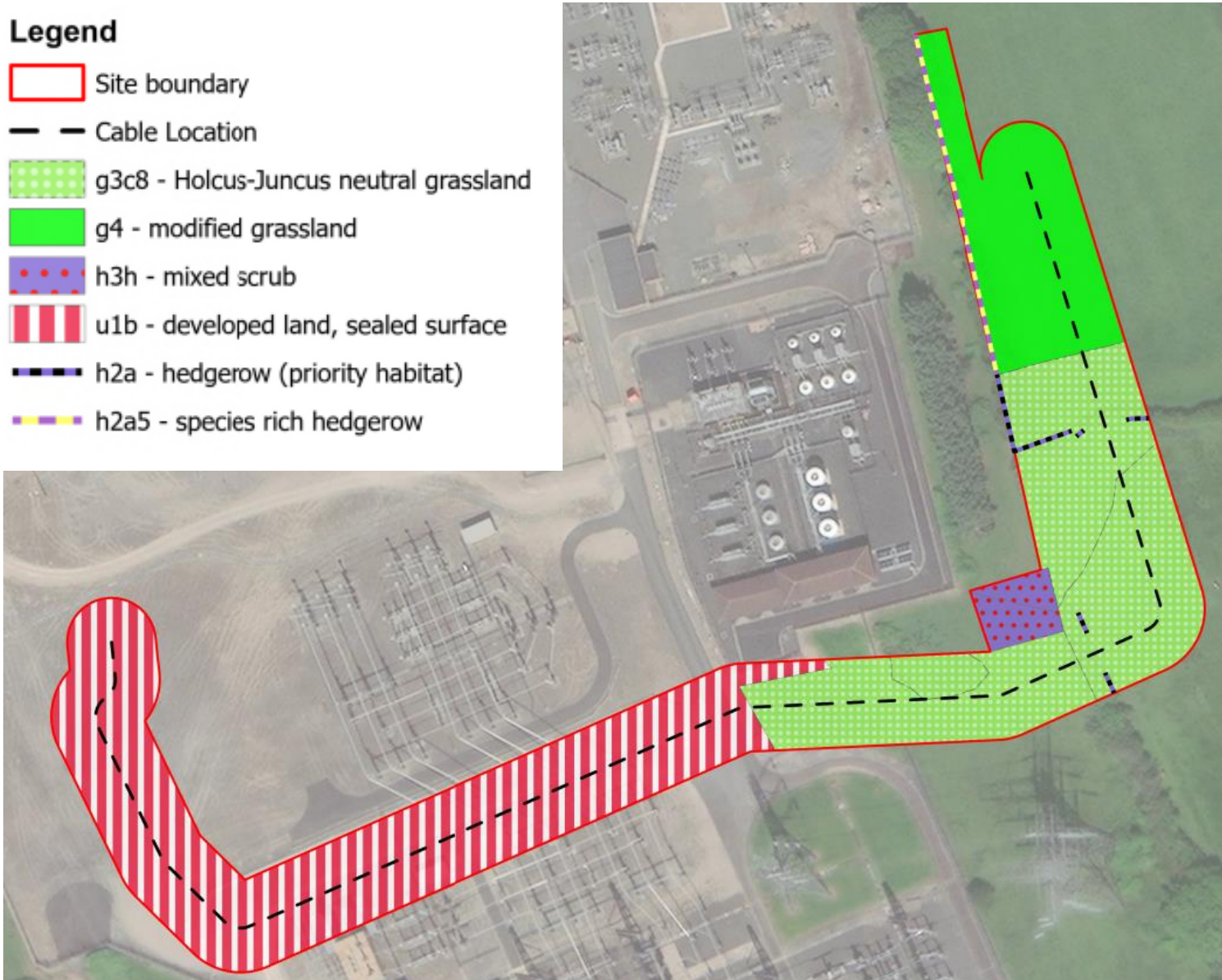




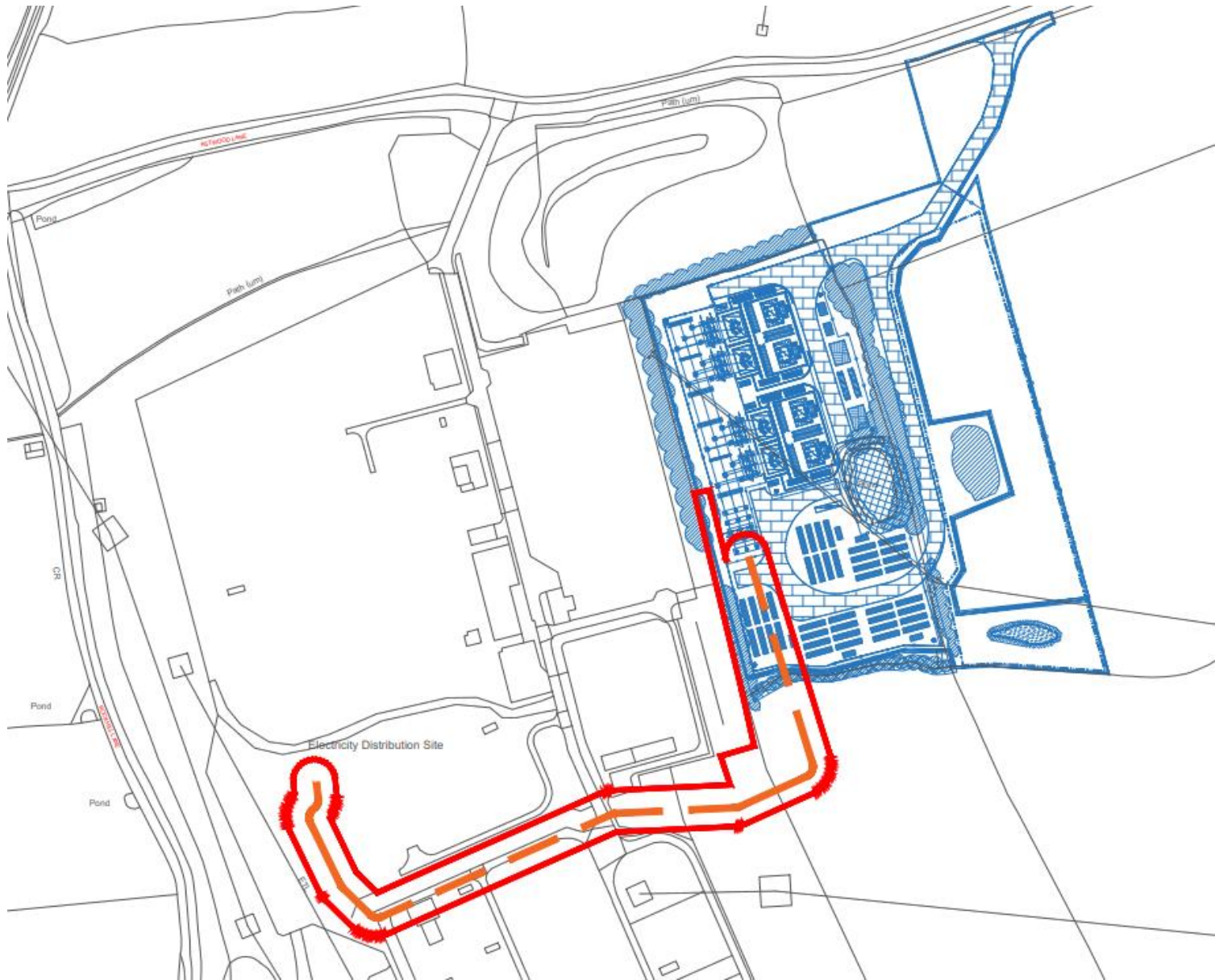
# Post development landscape works

## Legend

-  Site boundary
-  Cable Location
-  g3c8 - Holcus-Juncus neutral grassland
-  g4 - modified grassland
-  h3h - mixed scrub
-  u1b - developed land, sealed surface
-  h2a - hedgerow (priority habitat)
-  h2a5 - species rich hedgerow



# Proposed Layout with approved Greener Grid Park



# Planning Application 24/00576/S73

Variation of condition 2 of planning permission ref: 23/01115/FUL for patios and balconies to apartments including retaining walls and fencing, acoustic fencing and decorative fencing and gates, cladding, re-roofing and repainting of existing building.

The proposed amendments relate to the provision of insulated brick panels between windows, existing aluminium windows to be replaced with dark grey aluminium and the brick retaining walls to be replaced with concrete walls with composite cladding and wood cladding

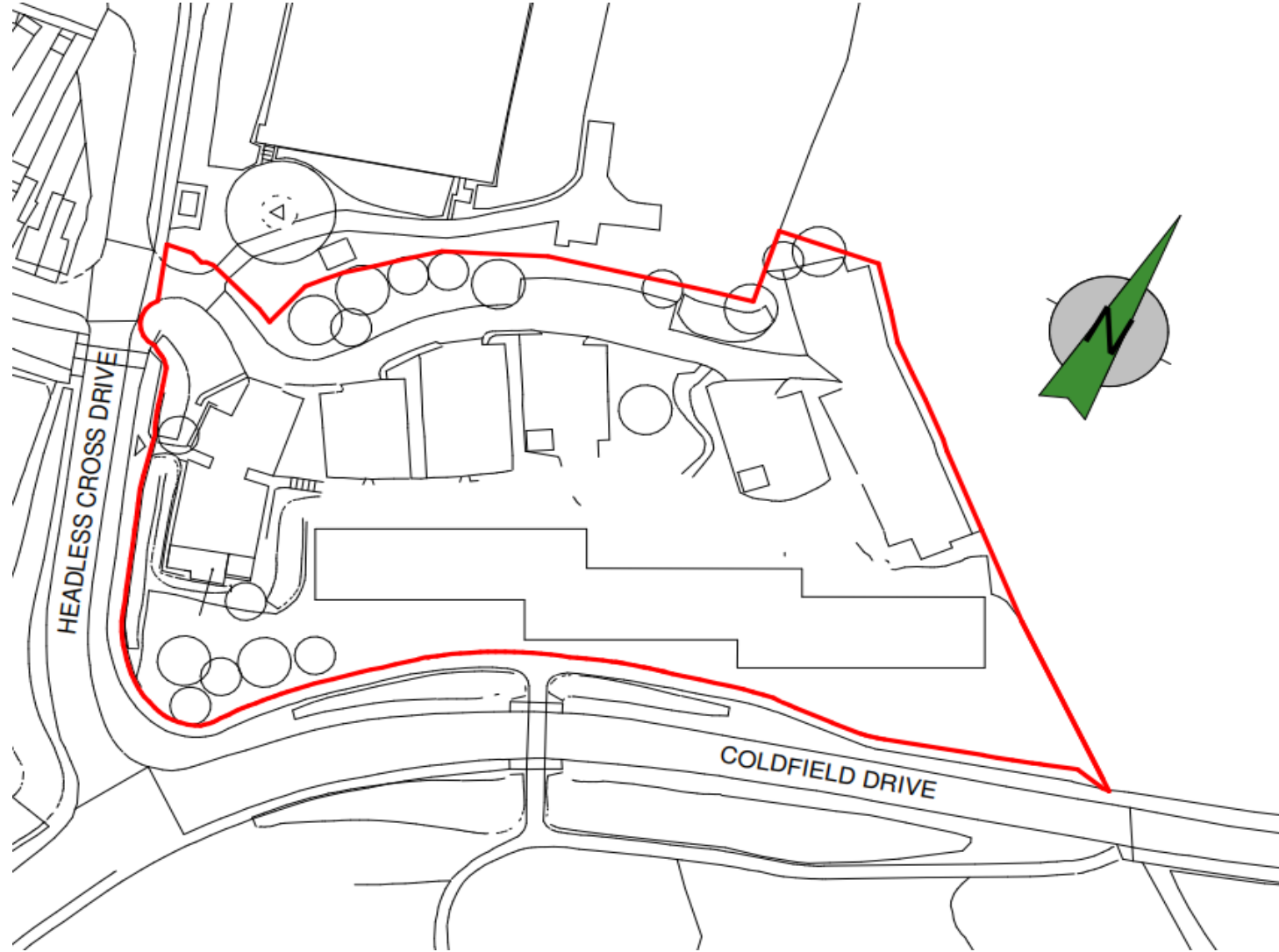
Highfield House, Headless Cross Drive, Redditch, Worcestershire, B97 5EQ,

Recommendation: Grant subject to Conditions

# Site Location



# Site Location Plan



# Site plan



**KEY**

- 1.2m high metal decorative fencing over 800mm high brick wall
- 1.8m metal decorative blue top fencing
- Style of proposed vehicular metal decorative gates
- Style of proposed pedestrian metal decorative gates
- 2m high timber acoustic fencing
- Stepped timber block retaining wall clad with horizontal timber boards with 2m high timber acoustic fencing over
- Stepped timber block retaining wall clad with light grey composite timber panels with acoustic metal fencing over
- Light grey composite timber cladding

External steelwork to be painted light grey

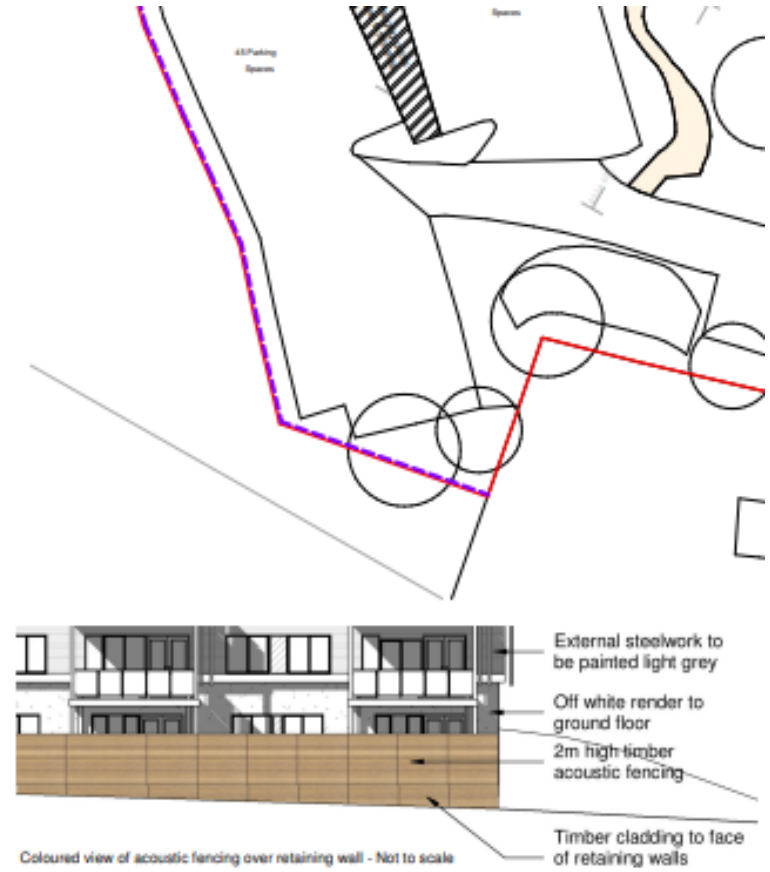
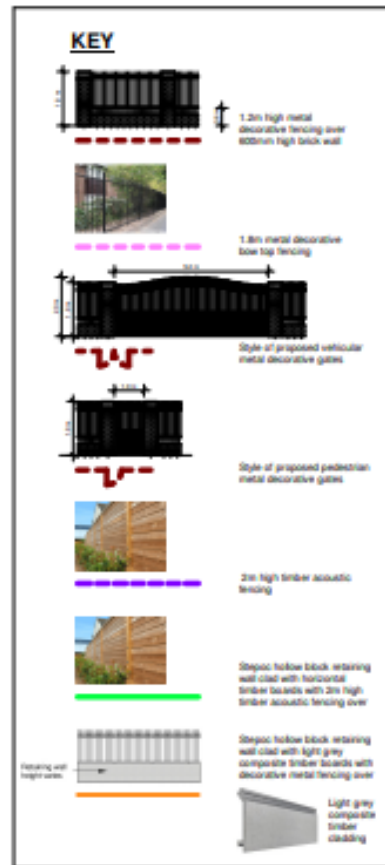
Off white render to ground floor

2m high-timber acoustic fencing

Timber cladding to face of retaining walls

<b>Jade Homes</b>		<b>hayward</b>	
Highfield House Redditch		ARCHITECTS LTD	
Proposed Site Plan			
1:250	October 2022	A1	23/51 P4 - G
Jul			Proposal

# Detail of key from site plan







# Extract of elevation

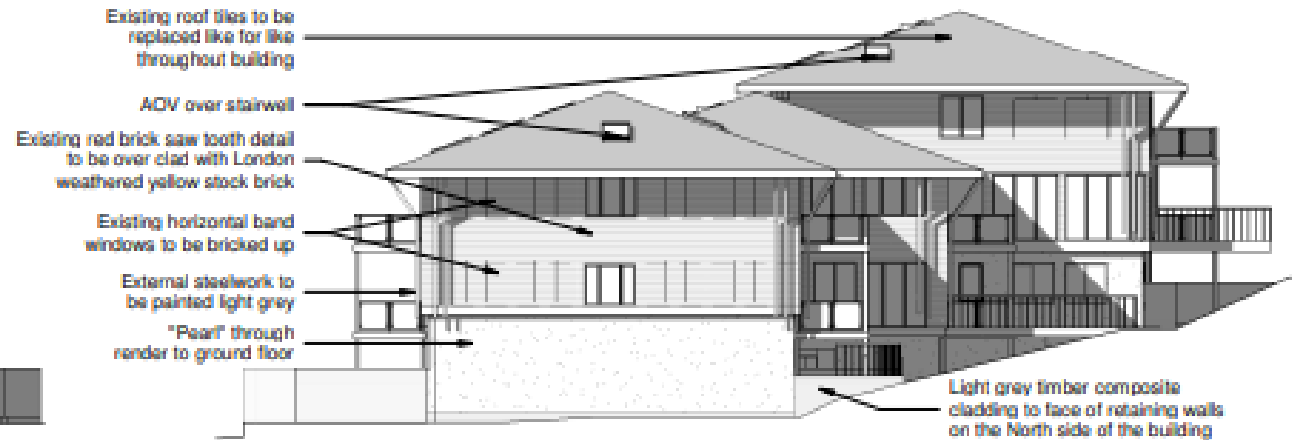


Coloured up extract of elevation

# Cross section



Side Elevation



Side Elevation

# Applicant photo of rear elevation prior to works



# View from Coldfield Drive March 2024

