

Site Plans and Presentations



Planning Committee

Thu 14 Nov
2024
7.00 pm

Oakenshaw
Community Centre,
Castleditch Lane.



If you have any queries on this Agenda please contact

**Gavin Day
Democratic Services Officer**

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

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Thursday, 14th November,
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.** 24/00717/OUT - Ipsley House, Ipsley Church Lane, Ipsley, Redditch, B98 0AJ
(Pages 5 - 14)
- 6.** 24/00740/S73 - Development Site At, Weights Lane, Redditch, Worcestershire
(Pages 15 - 18)
- 7.** 24/00839/S73 - Development Site At, Weights Lane, Redditch, Worcestershire
(Pages 19 - 24)

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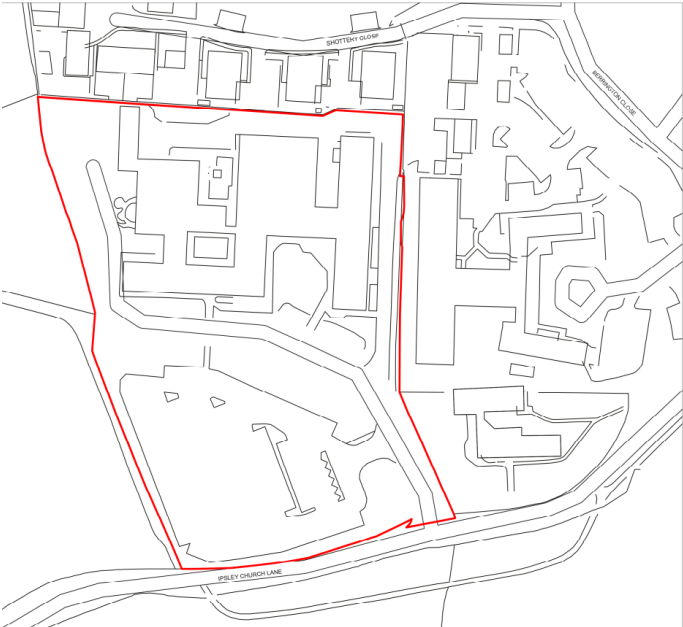
24/00717/OUT

Ipsley House, Ipsley Church Lane, Ipsley, Redditch, B98 0AJ

Outline planning application for the demolition of existing buildings, construction of residential dwellings (Use Class C3), site access and highway works, open space, landscaping, sustainable urban drainage and ancillary works. All matters reserved for future determination, save for the means of access via Ipsley Church Lane

Recommendation: Delegate to grant subject to conditions and a planning obligation

Site Location



Aerial View looking North



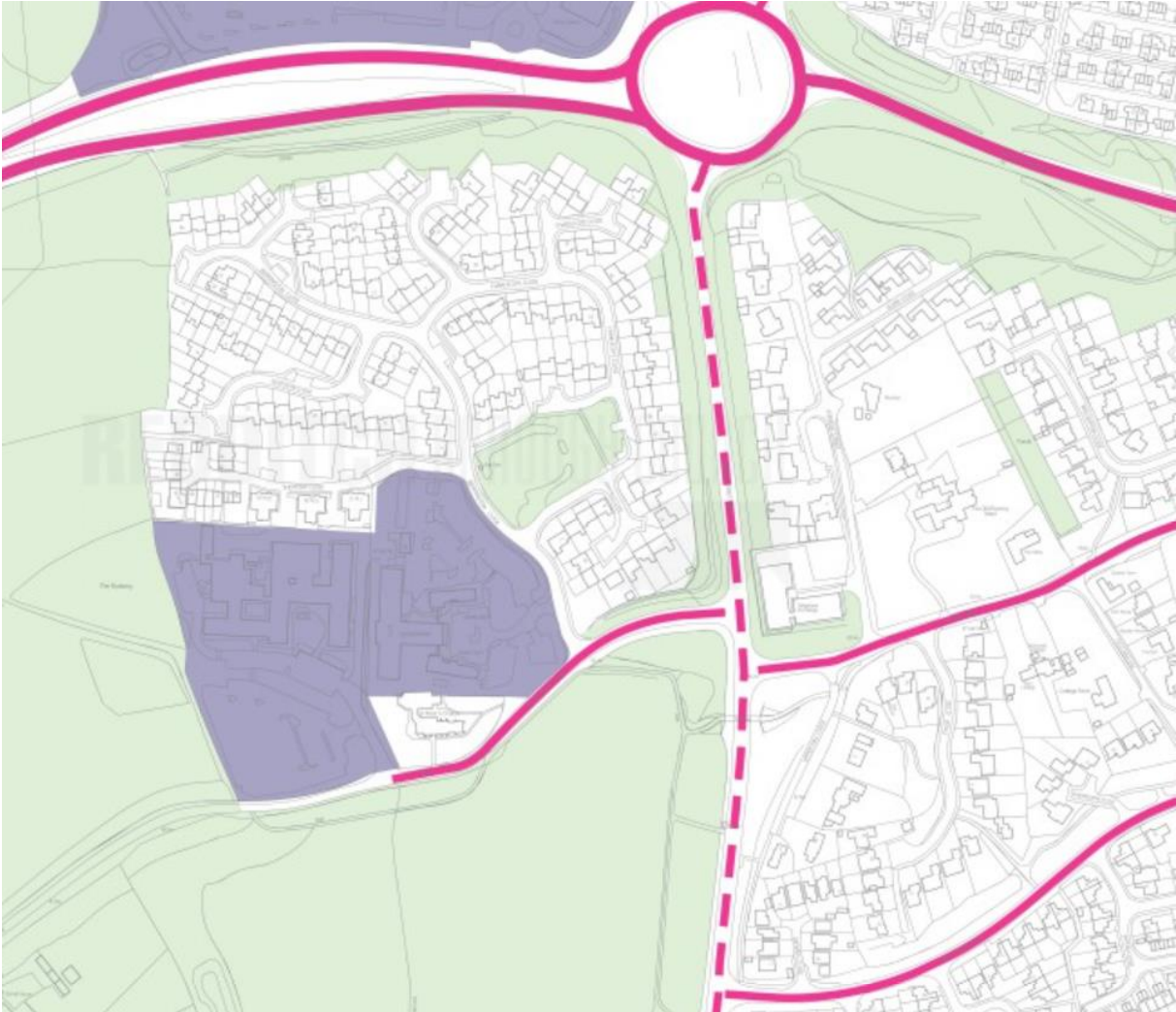
Enlarged view of Ipsley House



Aerial view looking south-west



Local Plan designation




Primarily Open Space
(**Policy 13 Primarily Open Space**)

Primarily Employment Areas
(**Policy 24 Development within Primarily Employment Areas**)

Illustrative Masterplan (Indicative only)



-  SITE BOUNDARY
-  PROPOSED VEHICLE, CYCLE AND PEDESTRIAN ACCESS
-  PEDESTRIAN CONNECTIONS TO/FROM THE SITE INTO EXISTING PROW
-  EXISTING PUBLIC RIGHT OF WAY (FROM WCC DEFINITIVE MAP)
-  OTHER EXISTING PATHS
-  PERMITTED CEMETERY ACCESS AND WIDENED IPSLEY CHURCH LANE
-  PERMITTED CEMETERY 20/00863/FUL
-  LAP
-  PROPOSED TREE PLANTING
-  EXISTING TREES RETAINED
-  ATTENUATION AREA
-  DWELLINGS/ REAR GARDENS
-  STREETS

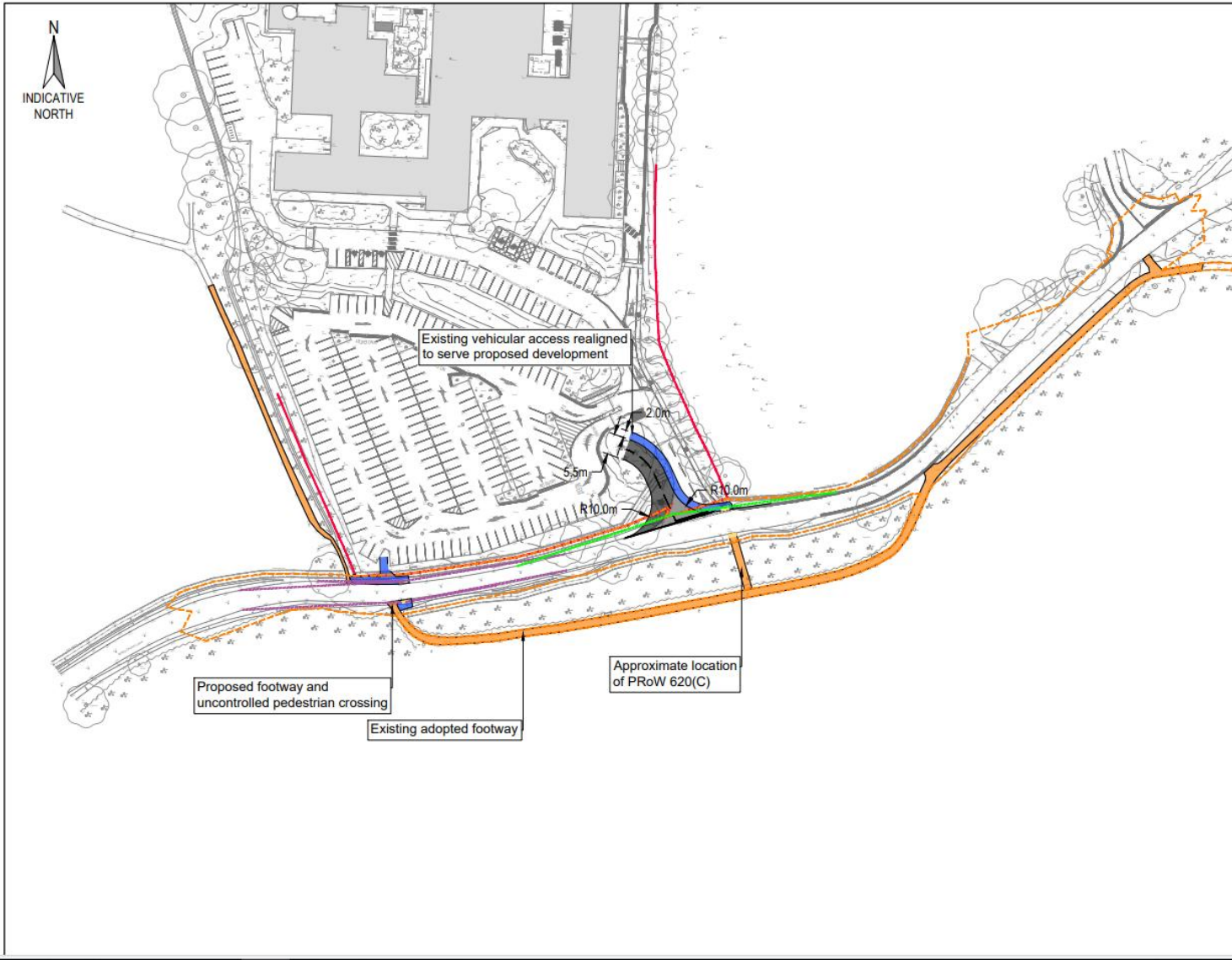


PERMITTED CEMETERY (20/00863/FUL) APRIL 2022

Existing Access



Proposed Vehicular Access



KEY

- Site Boundary
- 2.4m x 43m Visibility Splays
- 1m x 43m Visibility Splays
- Extent of Adopted Highway
- Proposed Carriageway
- Existing Carriageway
- Existing Public Right of Way (PRoW)
- Proposed Pedestrian Path / Footway

Rev	Date	Description	By	Apvd
P10	18.10.24	Amendments	DL	MG
P09	16.10.24	Amendments	MK	MG
P08	03.10.24	Amendments	MK	MG
P07	19.09.24	Amendments	MK	AW
P06	10.07.24	Amendments	AB	MG
P05	07.07.24	Amendments	AB	MG
P04	26.03.24	Amendments	BT	MG
P03	28.02.24	Updated Topo	JF	MG
P02	20.02.24	Amendments	JF	MG
P01	14.02.24	Preliminary issue	JF	MG

PROJECT:
LAND NORTH OF IPSLEY CHURCH LANE, REDDITCH

TITLE:
PROPOSED VEHICULAR ACCESS

CLIENT:
RAINIER REAL ESTATE (IPSLEY) LTD

SCALE@A3:
1:1000

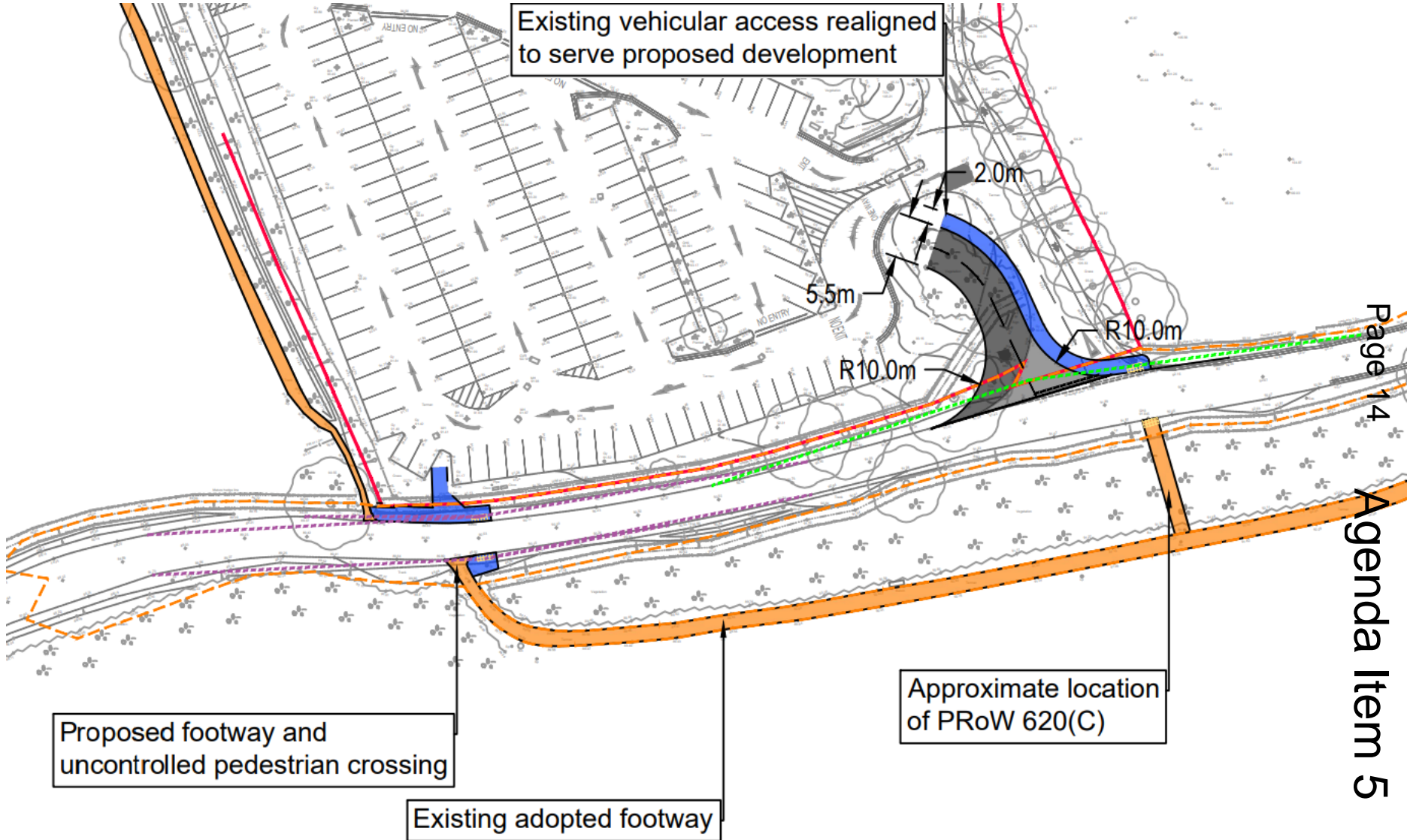
PROJECT REF:
24131

DRAWING No: 0001 **REV:** P10

Revision Referencing
P = Preliminary A = Approval T = Tender C = Construction



Proposed Vehicular Access (enlargement)



24/00740/S73

Development Site At, Weights Lane, Redditch,
Worcestershire

Variation of condition 35 of hybrid planning permission
19/00977/HYB

Recommendation: Minded to GRANT, delegated
powers

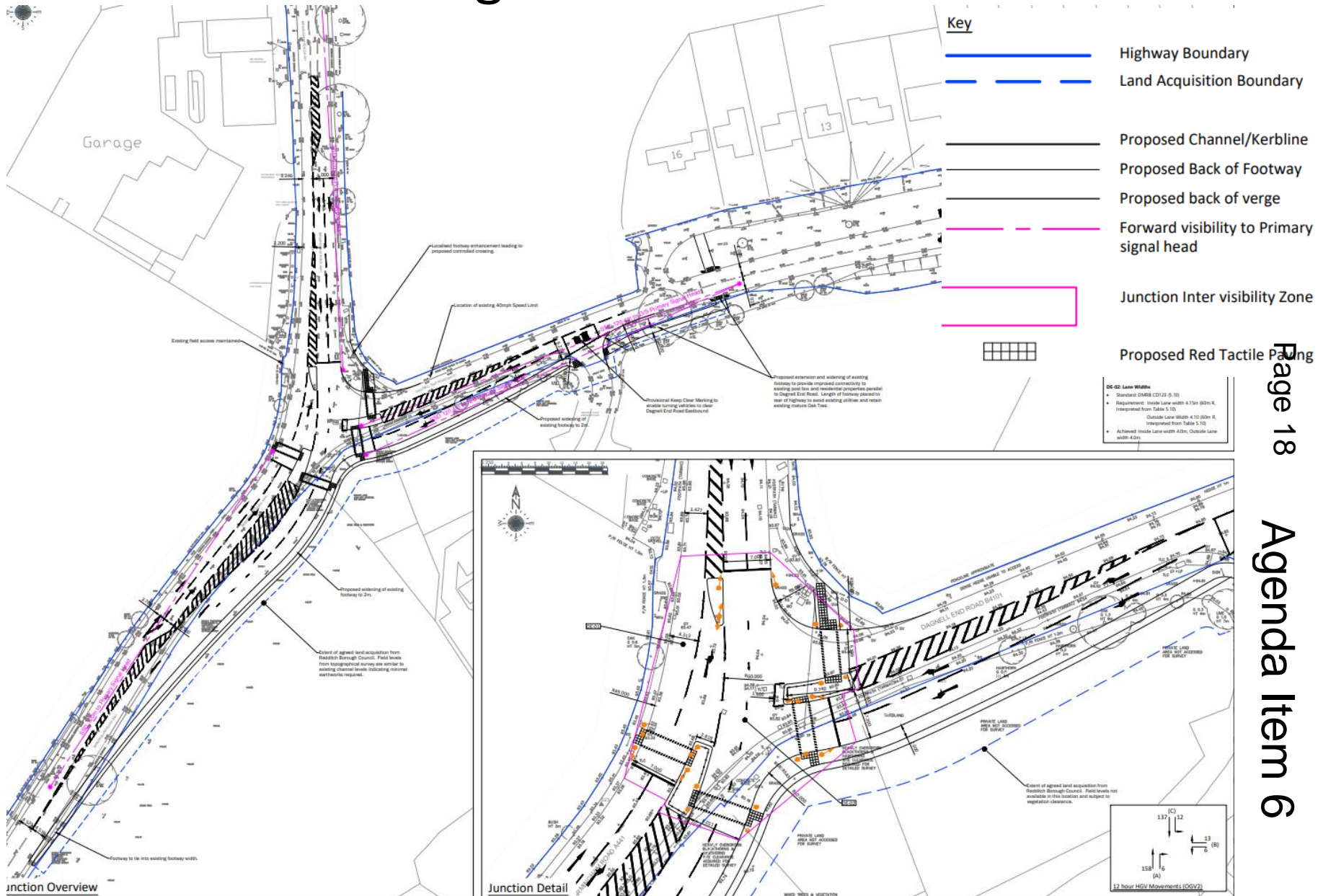
Approved Framework Plan



Site Location Plan



Approved Signalised Junction Improvements - PJA Drawing Ref: 2809 P 12 Rev P4



24/00839/S73

Development Site At, Weights Lane, Redditch,
Worcestershire

Variation of condition 4 of hybrid planning permission
19/00977/HYB

Substitution of HQI 73 House Type with HQI 50 House
Type on Plots 80-83 and reorientation of Plots 84-85 in
order to address gradients onsite.

Recommendation: Minded to GRANT, delegated
powers

Approved Framework Plan



Site Location Plan



Approved Site Layout under 19/00977/HYB



Proposed Site Layout (B&W)

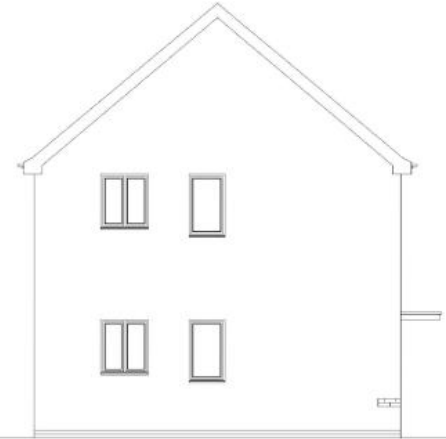




Front Elevation



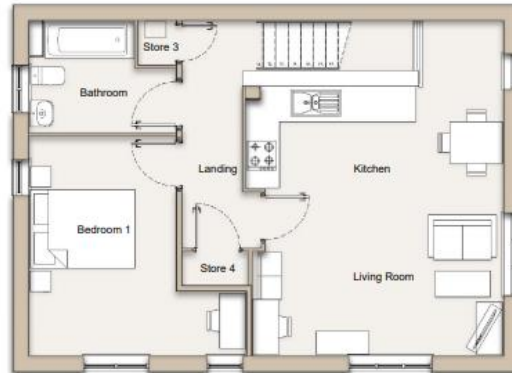
Side Elevation



Side Elevation



Ground Floor Plan



First Floor Plan



Rear Elevation

HQI 50 1 Bedroom Maisonette Social rent