

Site Plans and Presentations



Planning Committee

Thu 14 Aug
2025
7.00 pm

Council Chamber
Town Hall
Redditch

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

Thursday, 14th August, 2025

7.00 pm

Oakenshaw Community Centre

Agenda

Membership:

Cllrs:

Andrew Fry (Chair)
William Boyd (Vice-Chair)
Juma Begum
Brandon Clayton
Claire Davies

Matthew Dormer
Bill Hartnett
David Munro
Ian Woodall

- 5.** 25/00414/REM - Ipsley House, Ipsley Church Lane, Ipsley, Redditch, B98 0AJ
(Pages 5 - 26)
- 6.** 25/00636/FUL - Stonebridge Nursing Home, 178 - 180 Birchfield Road, Redditch,
Worcestershire, B97 4NA (Pages 27 - 38)

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25/00414/REM

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

Reserved Matters application for the erection of 62 dwellings (use class C3), open space and associated works pursuant to outline consent 24/00717/OUT

Recommendation: Grant subject to conditions

Site Location



Aerial View looking North



Enlarged view of Ipsley House



Aerial view looking south-west



Layout Plan



Layout Plan – enlargement 1



Layout Plan – enlargement 2



Proposed tree (Indicative)

Existing tree to be retained

Storey Height Plan



- 1 Storey
- 2 Storey
- 2.5 Storey
- 3.5 Storey

Accommodation Plan

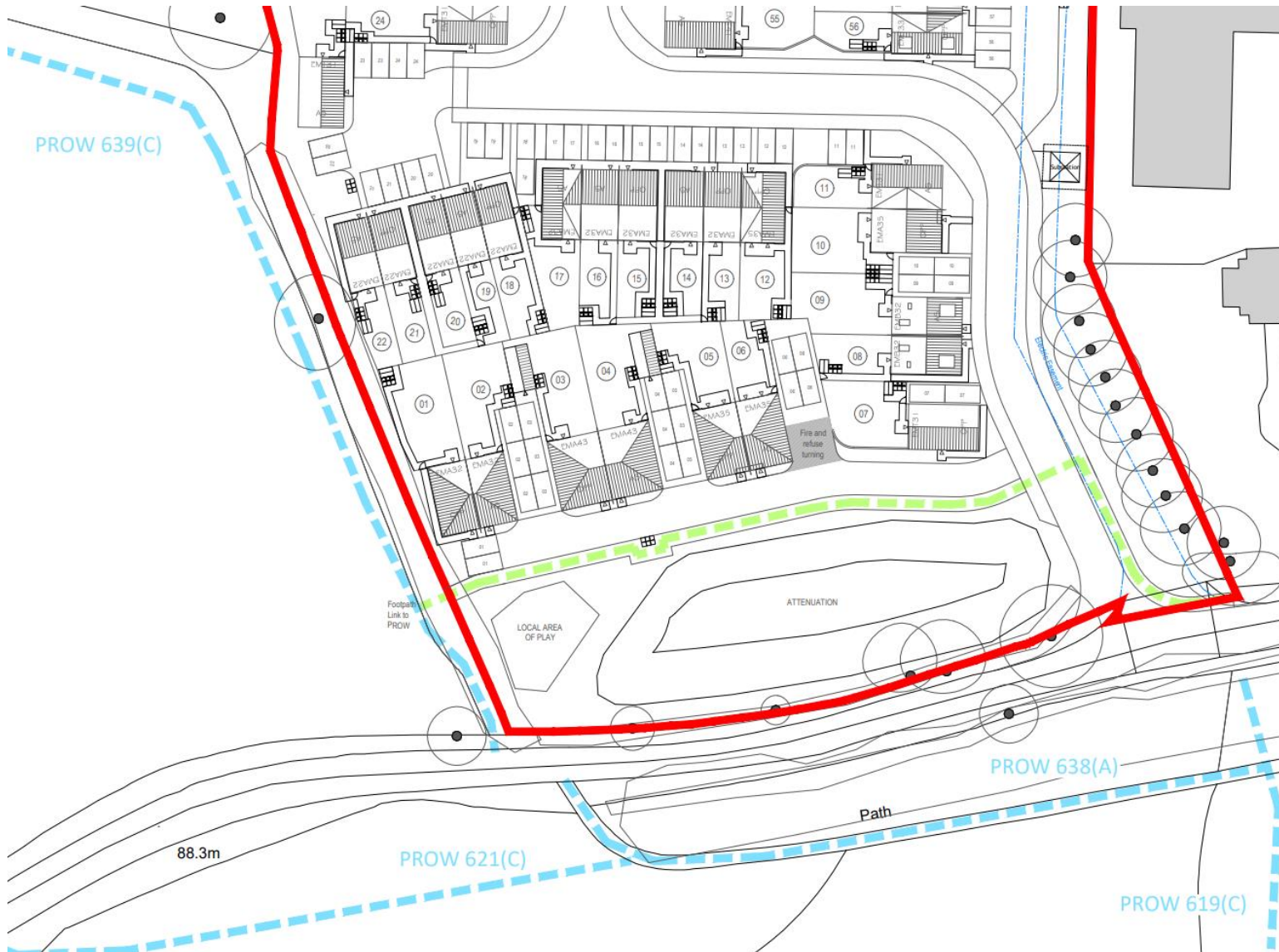


Material Plan



- Main Brick - Forterra Arden Special Reserve *(Or similar from alternative manufacturer)*
Detail Brick - Ibstock Aston Red *(Or similar from alternative manufacturer)*
 - Main Brick - Forterra Worcestershire Red Multi *(Or similar from alternative manufacturer)*
Detail Brick - Ibstock Aston Red *(Or similar from alternative manufacturer)*
 - ▲ Russell Grampian Slate Grey *(Or similar from alternative manufacturer)*
 - ▲ Russell Grampian Peat Brown *(Or similar from alternative manufacturer)*
 - Render - Off White
 - Chimney
- Detailing:
- Duck egg blue front and garage doors
 - Black rain water goods
 - White fascia
 - White windows
 - Flat top canopies
 - Brick heads & cills in accent detail brick

Public Right of Way Plan



Streetscenes – Plots 11-17



Streetscenes – Plots 35-42



Streetscenes – Plots 56-62



Plots 1-6 - CGI



Plots 1-6

Plots 7-11 and 56-62 - CGI



Typical 2 bed dwelling



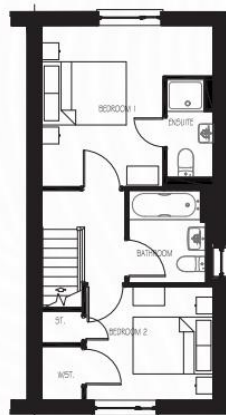
FRONT ELEVATION

SIDE ELEVATION

REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

PLOT NO.S (AS HAND)
PLOT NO.S (OPP HAND)

19, 20, 22, 28, 30, 51, 54, 60
18, 21, 27, 29, 52, 53, 58, 59

Scale 1:100
0 1m 2m 3m 4m 5m

Typical 3 bed dwellings



FRONT ELEVATION SIDE (RIGHT) ELEVATION



FRONT ELEVATION SIDE (RIGHT) ELEVATION



PLOT
PLOT

0 1/2
S



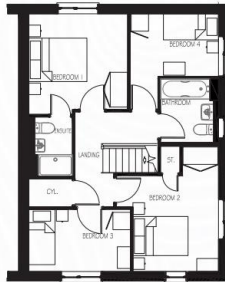
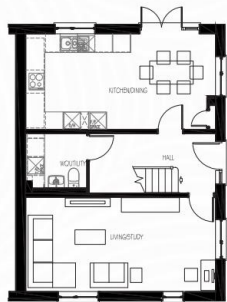
FRONT ELEVATION SIDE (RIGHT) ELEVATION



FRONT ELEVATION SIDE ELEVATION REAR ELEVATION



Typical 4 bed dwellings



PLOT NO.5 (AS HAND) 55
PLOT NO.5 (OPP HAND) 26 (Chimney)



COLFORD
EMA43

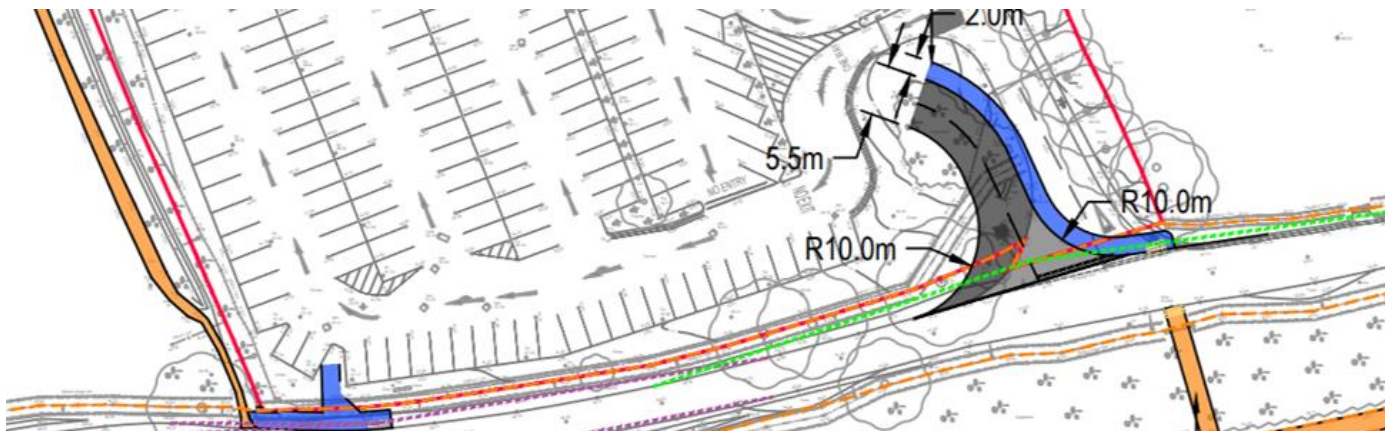
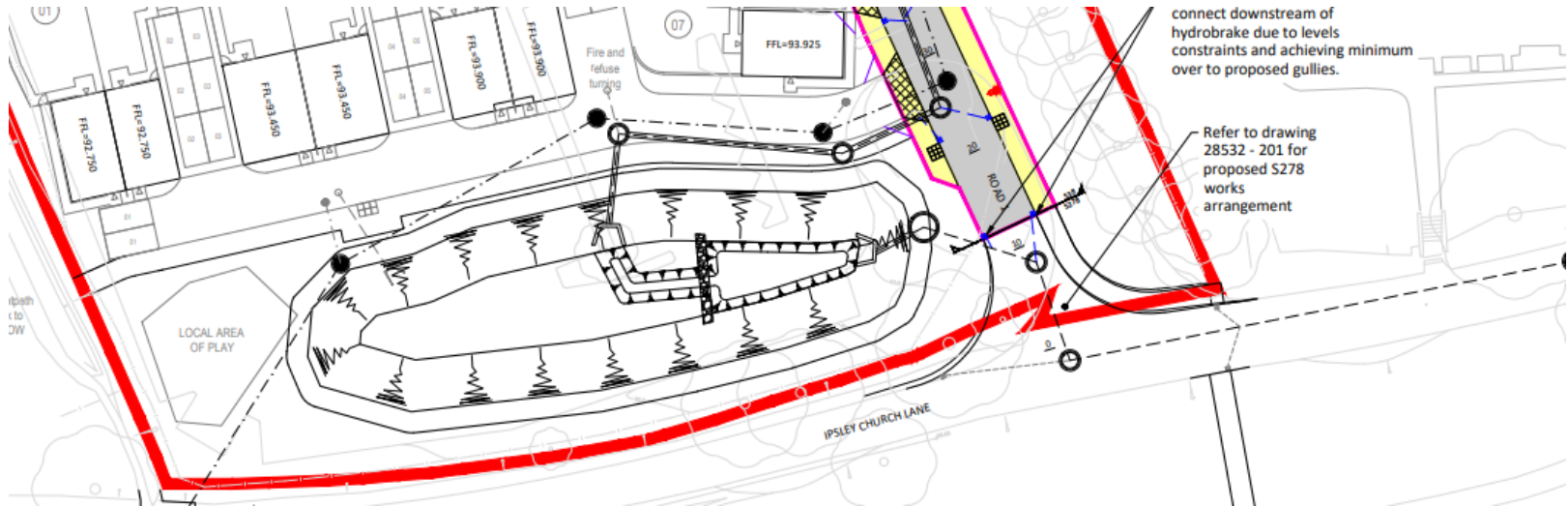


PLOT NO.5 (AS HAND) 4
PLOT NO.5 (OPP HAND) 3

Scale 1:100
0 1m 2m 3m 4m 5m

Access arrangements

As proposed (above). As approved under 24/00717/OUT (below)



Entrance to site at 4.8.2025



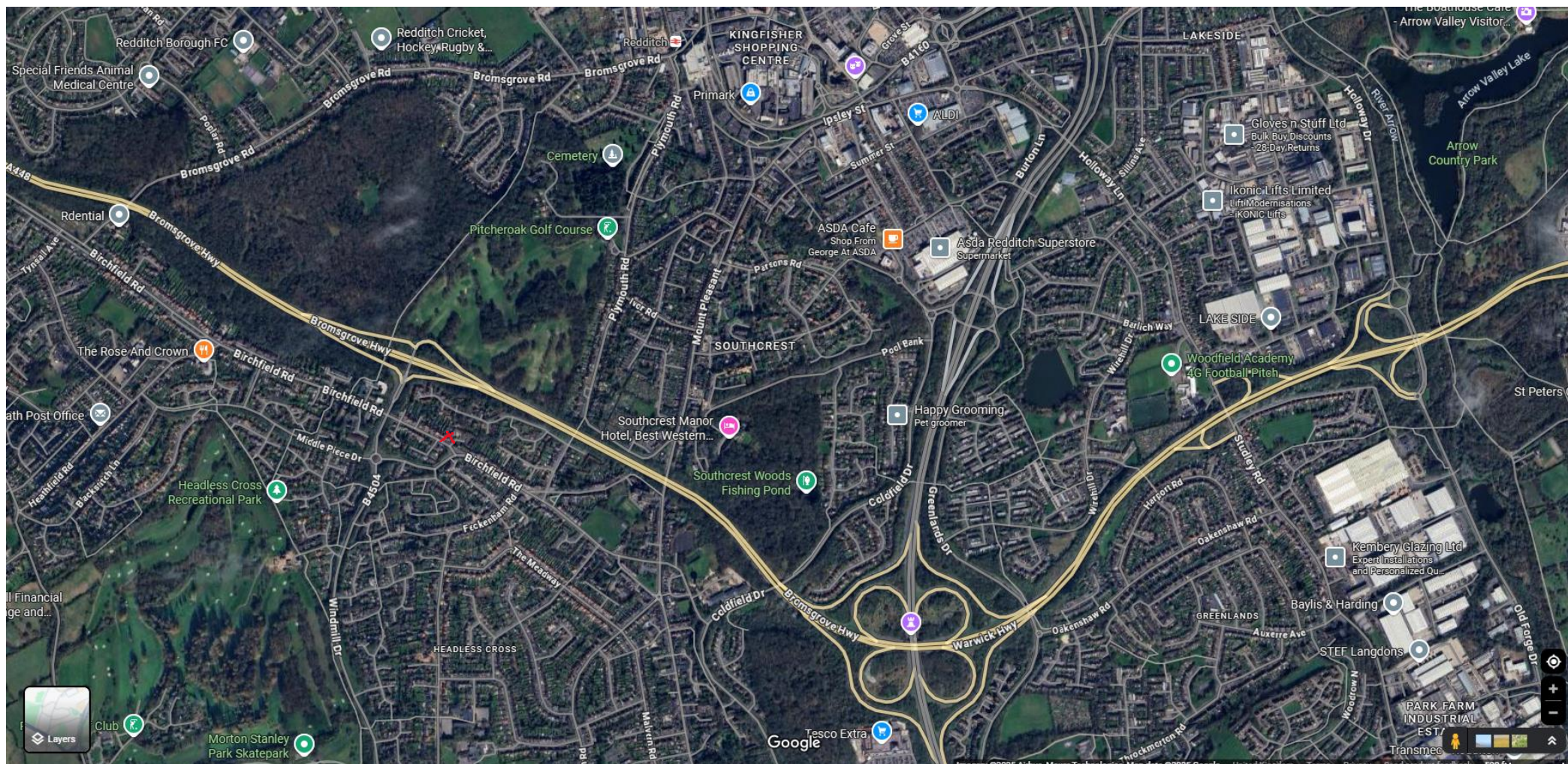
25/00636/FUL

Stonebridge Nursing Home, 178 – 180 Birchfield Road,
Redditch

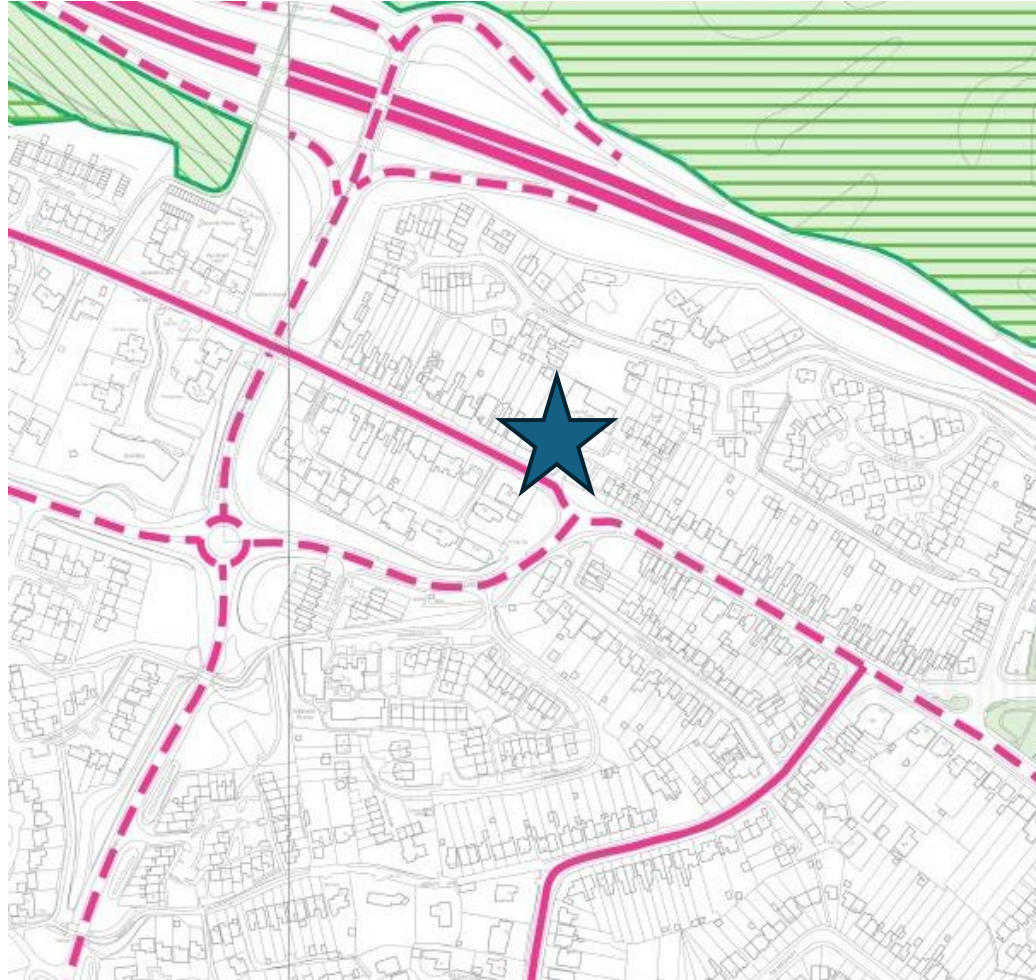
Proposal: Proposed two storey front and rear extension
to improve facilities

Recommendation: Planning Permission is GRANTED
subject to Conditions

Site Location within Redditch



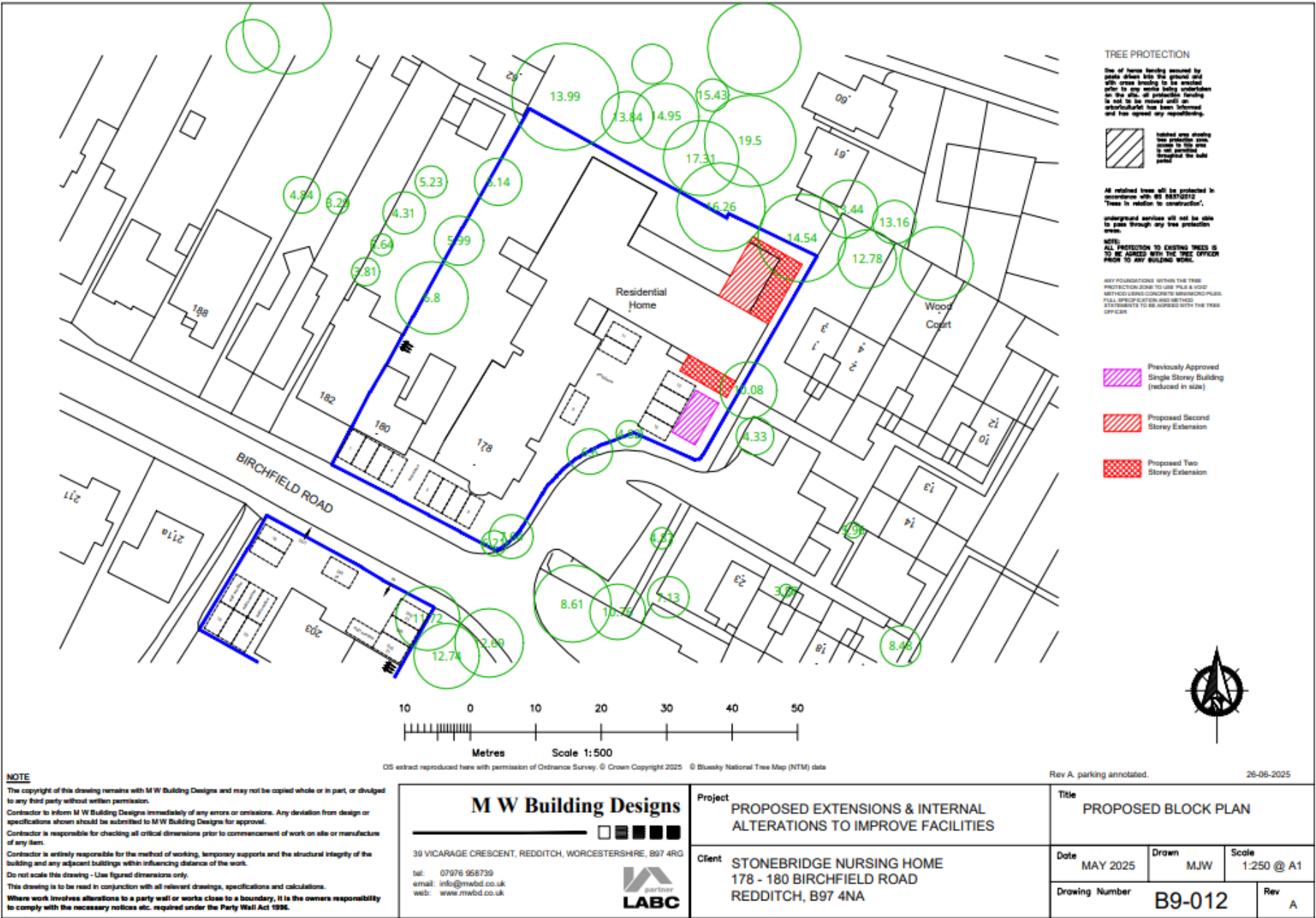
Borough of Redditch Local Plan Number 4



Site Location Plan



Block Plan



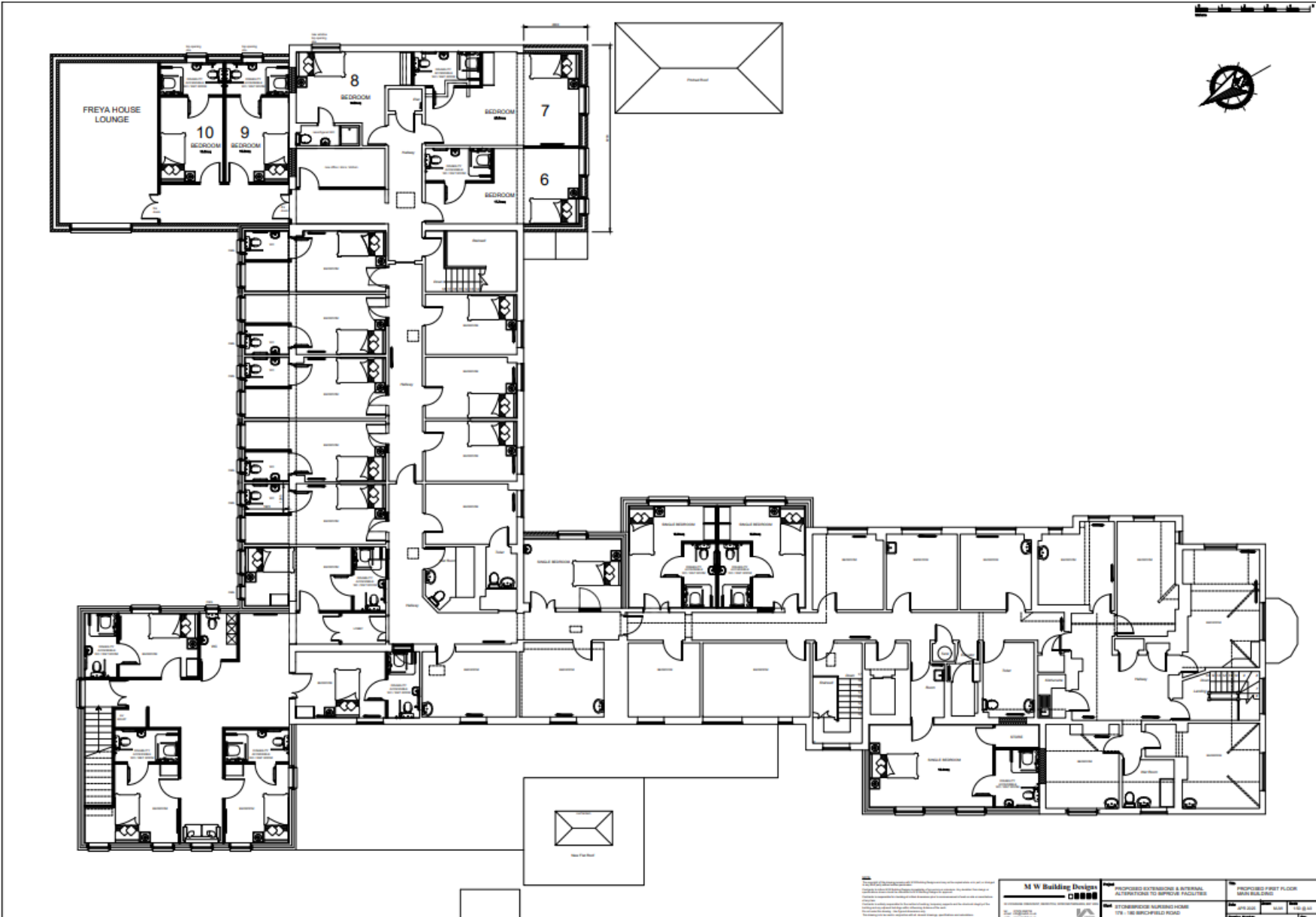
The floor plan illustrates the proposed ground floor of the main building. Key areas include:

- Top Left:** Freya House Lounge, five bedrooms (labeled 1-5), and a kitchen.
- Top Right:** A large rectangular area, possibly a garden or parking lot, adjacent to the main building.
- Center:** A central corridor and staircase area connecting different parts of the building.
- Bottom Left:** A large open area, possibly a courtyard or parking lot, with a staircase leading down.
- Bottom Right:** A series of rooms including a treatment room, a waiting room, and several smaller rooms.

A north arrow is positioned in the top right corner. The plan is labeled 'PROPOSED GROUND FLOOR MAIN BUILDING'.

M W Building Designs		PROPOSED EXTENSIONS & INTERNAL ALTERATIONS TO IMPROVE FACILITIES	PROPOSED GROUND FLOOR MAIN BUILDING
DATE: 10/10/2023	BY: [Signature]	DATE: 10/10/2023	BY: [Signature]
STONEBRIDGE NURSING HOME		STONEBRIDGE NURSING HOME	
178, 180 BRIDGEMAN ROAD		178, 180 BRIDGEMAN ROAD	
REDDITCH, B97 4NA		REDDITCH, B97 4NA	
Drawing Number: B9-006		Drawing Number: B9-006	

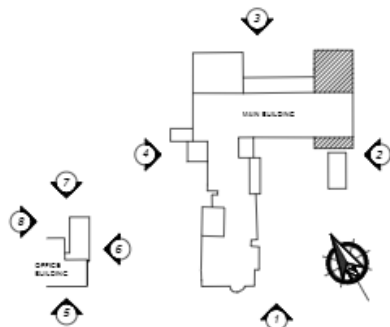
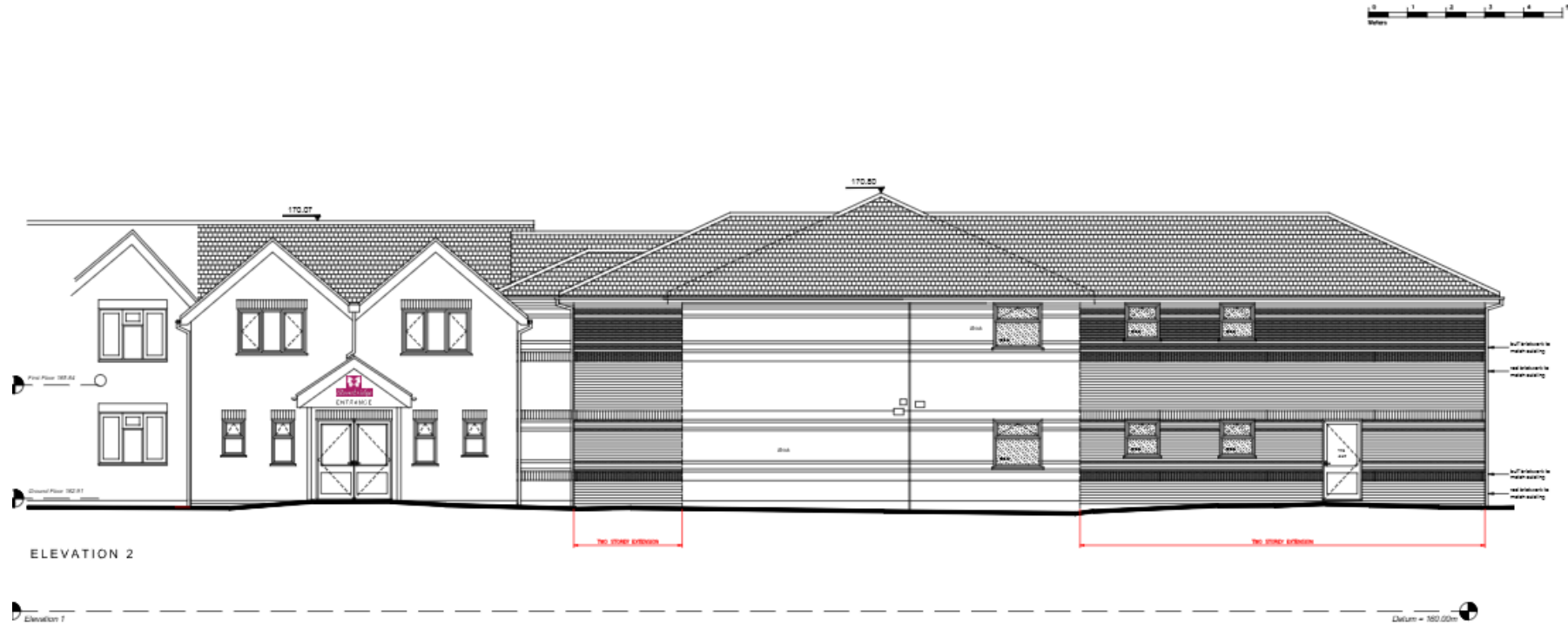
Proposed First Floor Plans



Proposed Elevations



Proposed Elevations

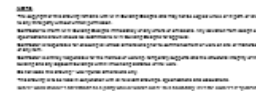




ELEVATION KEY - nts

NOTES
 1. The design is based on the information provided by the client and is subject to change without notice.
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M W Building Designs 175 - 150 BIRCHFIELD ROAD REDDITCH, B83 4JA	Project PROPOSED EXTENSIONS & INTERNAL ALTERATIONS TO IMPROVE FACILITIES	Title PROPOSED ELEVATION 2 MAIN BUILDING
Date: JPR 2025 Drawn: MJW Scale: 1:50 @ A1	Drawing Number: B9-009 Rev: 2/1	

A horizontal scale bar with five segments, labeled 0, 1, 2, 3, and 4. Below the bar is the word "Meters".



M W Building Designs  14 LINDSEY STREET, HEMLOCK, ALBERTA T0A 1A0 TEL: (403) 942-8888 FAX: (403) 942-8889 	Project PROPOSED EXTENSIONS & INTERNAL ALTERATIONS TO IMPROVE FACILITIES	Title PROPOSED ELEVATION 3 MAIN BUILDING
Client STONEBRIDGE NURSING HOME 175 - 180 BIRCHFIELD ROAD REDDITCH, ABT 4N4	Date JRS 10/25 Drawn MJW Scale 1/2" = 1'-0" Drawing Number B0-010 Rev	

Street View



Street View

