

Site Plans and Presentations



Planning Committee

Thu 16 Oct
2025
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

Tel: (01527) 64252 (Ext. 3304)

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

Planning

Thursday, 16th October, 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.** 25/00437/FUL - Access At Morton Stanley Park, Windmill Drive, Webheath, Redditch, Worcestershire (Pages 5 - 16)
- 6.** 25/00453/FUL - Unit 1, Glover Street, Smallwood, Redditch, B98 7BG (Pages 17 - 38)
- 7.** 25/00838/FUL - 5 Clent Avenue, Headless Cross, Redditch B97 5HH (Pages 39 - 48)

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25/00437/FUL

Morton Stanley Park
Windmill Drive
Webheath
Redditch

Proposal: Installation of a 24m by 15m multi-use games area (MUGA) with 2m high fencing

Recommendation: Minded to approve subject to Conditions.

Site Location Plan



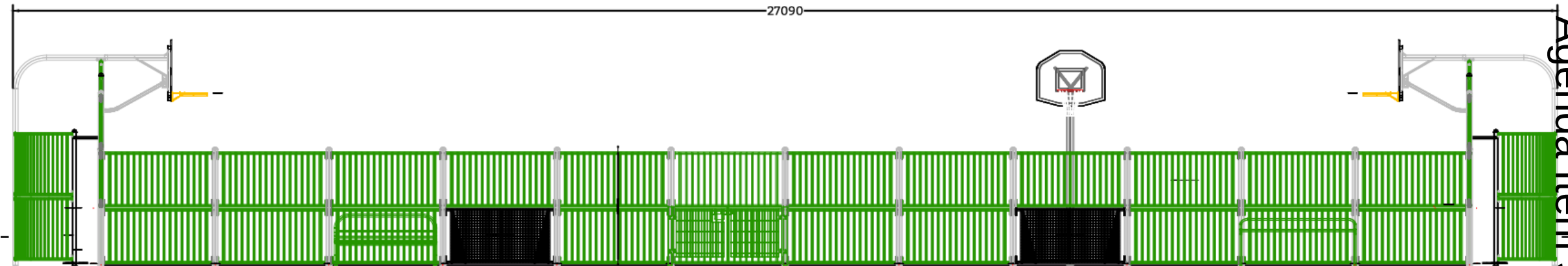
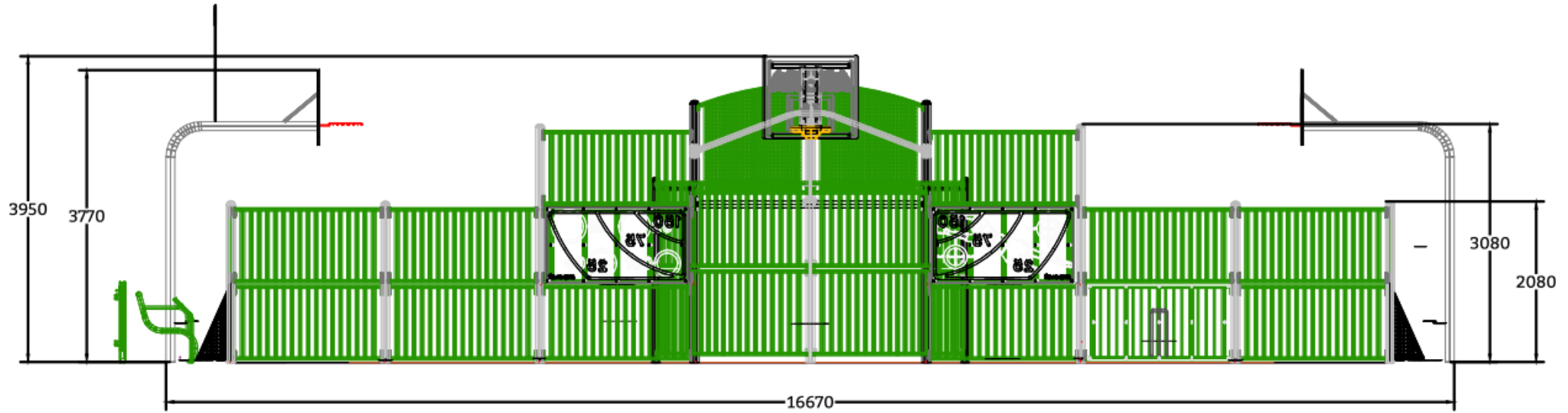
Photo of Site



Proposed Floor Plans



Proposed Elevations



Example of MUGA Proposed





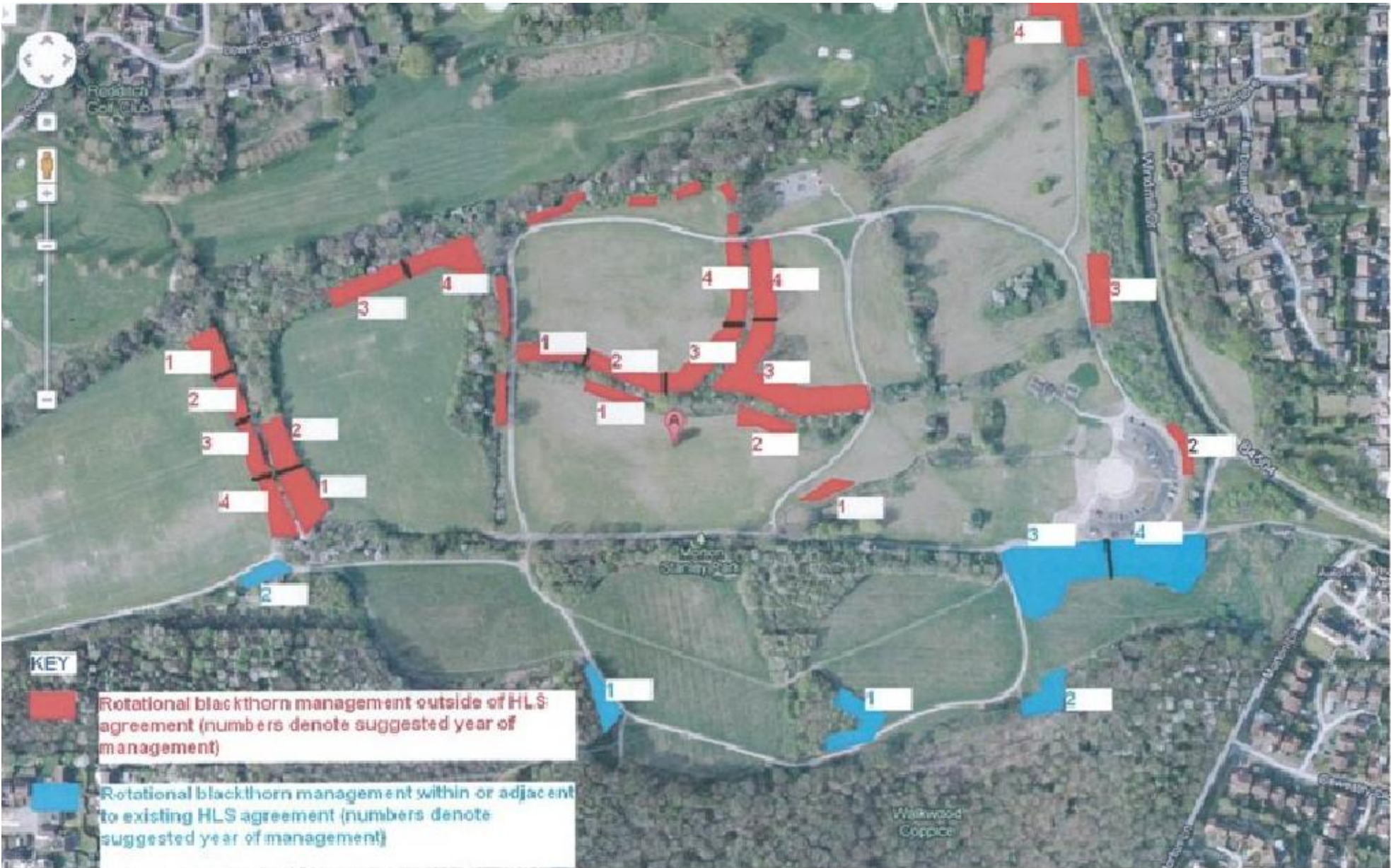
Brown Hairstreak



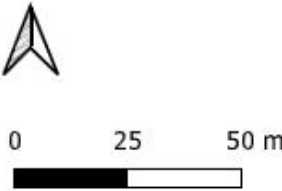
Blackthorn in Spring



Blackthorn Fruit



Biodiversity Net Gain Map



Morton Stanley MUGA

- BNG Trees Wild Service
- BNG Other Neutral Grassland

- Knapweed, Greater
- Meadowsweet
- Plantain, Hoary
- Plantain, Ribwort
- Poppy, Common
- Ragged Robin
- Scabious, Field
- Self-heal
- Sorrel, Common
- Vetch, Tufted
- Yarrow
- Yellow-rattle
- Bent, Common
- Bent, Creeping
- Crested Dogtail
- Fescue, Chewings
- Fescue, Slender Creeping Red
- Meadow Foxtail
- Quaking Grass
- Meadow Grass, Rough Stalked
- Meadow Grass, Smooth Stalk
- Timothy, Small Leaved

Anti-Social Behaviour

Routine inspections take place weekly, and sometimes twice weekly at larger sites such as Morton Stanley Park and Arrow Valley Park. These address minor issues like litter and graffiti.

Operational inspections are carried out quarterly, providing a more detailed assessment of fixings and structures.

Police: Anti-Social Behaviour crimes reported:

- 2025 May x 2 and Jan x 1.
- 2024 August x 1 and July x 1.

West Mercia Police: Removal of additional seating and lighting is a positive step which may reduce ASB and criminality.

Views



Views from Footpath



Views from Café



Views from Car Park

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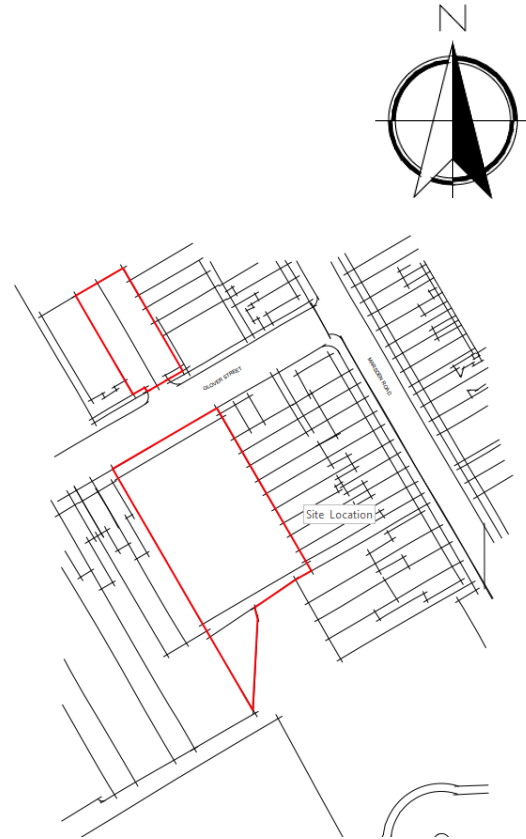
25/00453/FUL

Unit 1, Glover Street, Smallwood, Redditch
B98 7BG

Demolition of existing building and creation of 4
bungalows for supported living (Class C2 use)

Recommendation: Refusal

Site Location

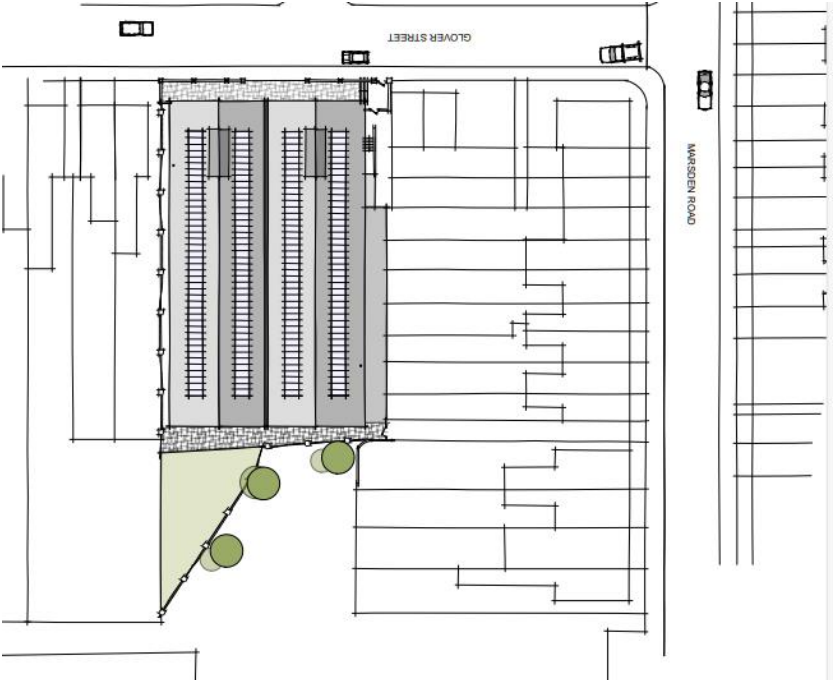


Aerial view



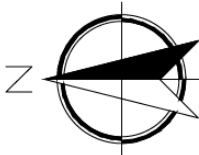
View of site from Glover Street





Existing and Proposed Block Plans

Proposed Site Plan



AS PROPOSED

NOTE:
the client is advised of their duty under the party wall act 1996 to serve notice upon their neighbours minimum 2 months prior to any construction work on site.
Please do not scale from these plans, contact the architect for any discrepancy
the Architect is the "author and owner" such that the architect retains all rights, including copyrights, to these documents

MATERIALS:

- Walls: Brick / Render
- Roof: Concrete Roof Tiles (Dark Grey)
- Doors: Upvc
- Windows: Upvc
- Guttering: Grey Upvc



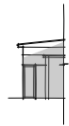
Existing Elevations



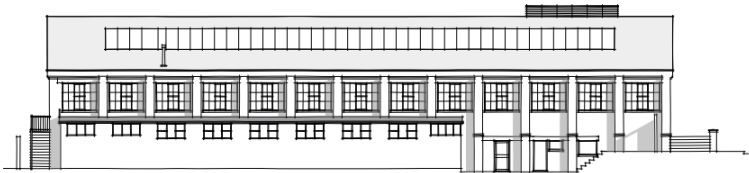
FRONT ELEVATION AS EXISTING
Scale 1:100 @ A1



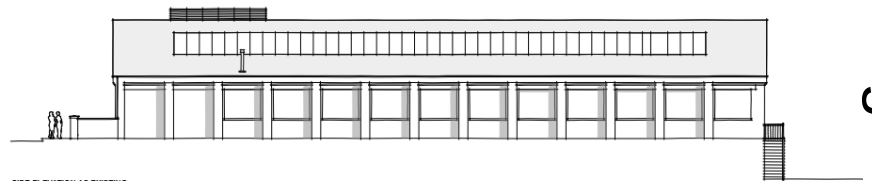
BACK ELEVATION AS EXISTING
Scale 1:100 @ A1



ELEVATION A AS EXISTING
Scale 1:100 @ A1



SIDE ELEVATION AS EXISTING
Scale 1:100 @ A1



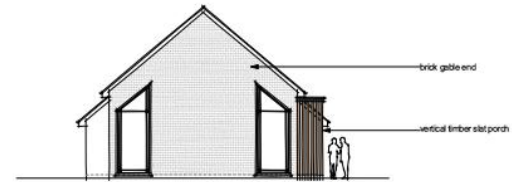
SIDE ELEVATION AS EXISTING
Scale 1:100 @ A1

Proposed Elevations – Type A

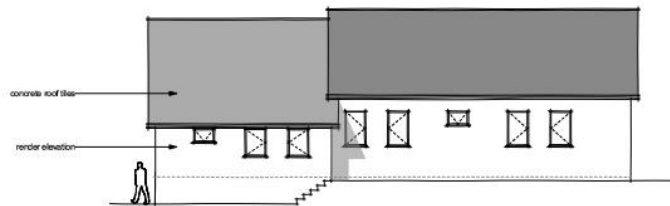
TYPE A



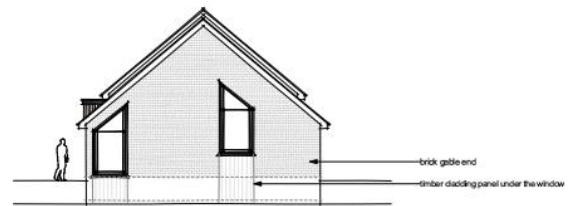
TYPE A - FRONT ELEVATION
Scale 1:100 @ A1



TYPE A - SIDE ELEVATION
Scale 1:100 @ A1



TYPE A - BACK ELEVATION
Scale 1:100 @ A1



TYPE A - SIDE ELEVATION
Scale 1:100 @ A1

Proposed Elevations – Type B

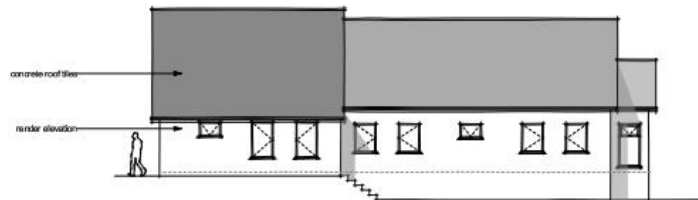
TYPE B



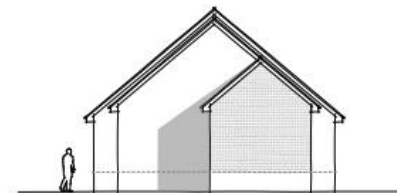
TYPE B - FRONT ELEVATION
Scale 1:100 @ A1



TYPE B - SIDE ELEVATION
Scale 1:100 @ A1

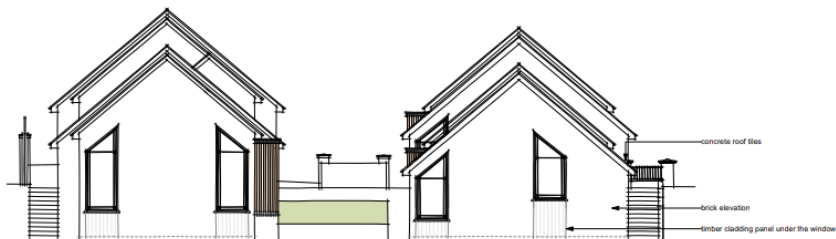


TYPE B - BACK ELEVATION
Scale 1:100 @ A1



TYPE B - SIDE ELEVATION
Scale 1:100 @ A1

Elevations – All



BACK ELEVATION AS PROPOSED
Scale 1:100 @ A1

IDAFA
ARCHITECT

AS PROPOSED

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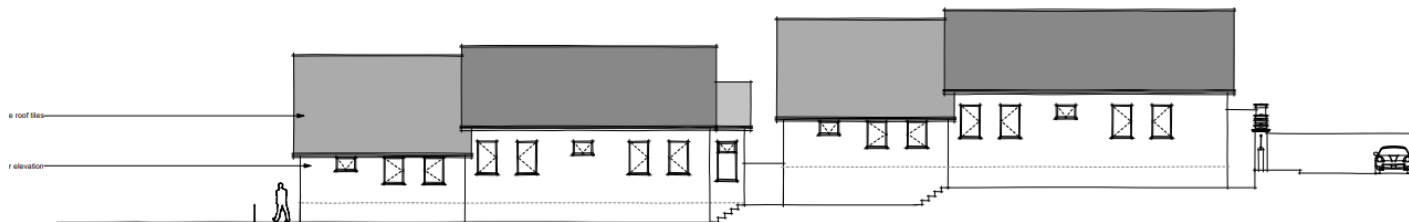
Walls: Brick / Render

Roof: Concrete Roof Tiles (Dark Grey)

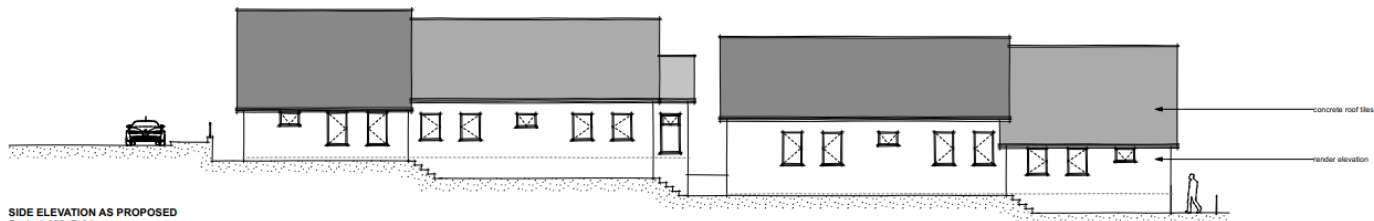
Doors: Upvc

Windows: Upvc

Guttering: Grey Upvc



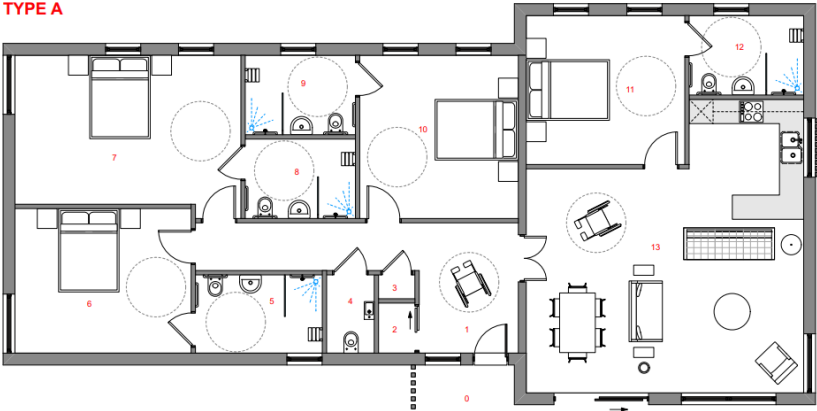
SIDE ELEVATION AS PROPOSED
Scale 1:100 @ A1



SIDE ELEVATION AS PROPOSED
Scale 1:100 @ A1

Floorplans type A and B

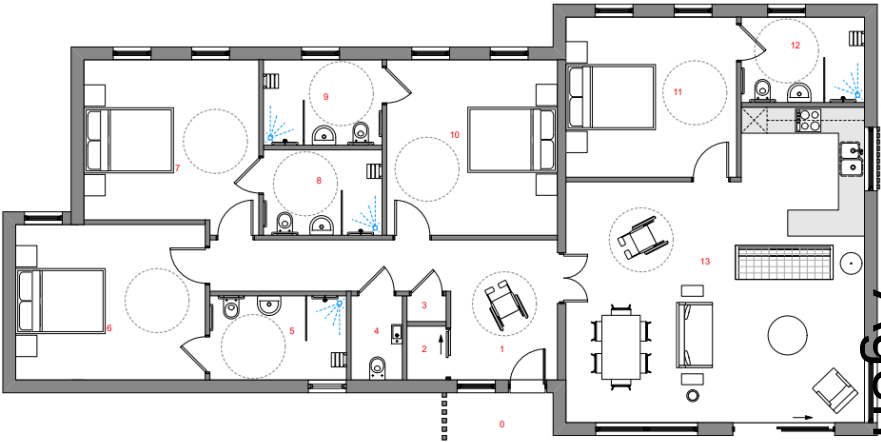
TYPE A



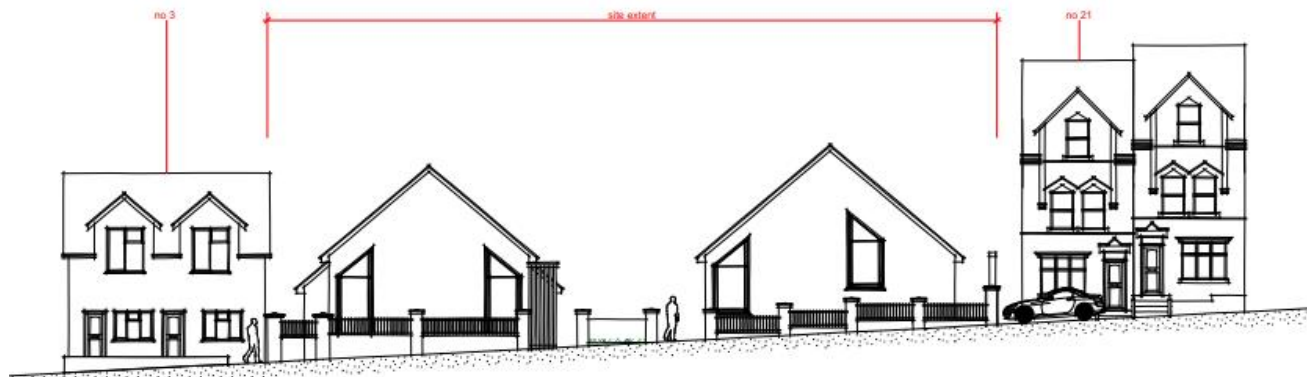
GROUND FLOOR PLAN AS PROPOSED

Proposed 4-2019-2021

TYPE B



Glover Street elevations – Existing and Proposed



External images of existing building



Glover Street



Glover Street showing play area and MUGA



MUGA and car park



Marsden Road



Marsden Road



Artists impression - Courtyard (illustrative only)



Artists impression – Aerial view (illustrative only)



ARTIST'S IMPRESSION - AERIAL VIEW

Artists impression: rear (illustrative only)



Artists impression: Glover Street (illustrative only)



25/00838/FUL

5 Clent Avenue, Redditch, B97 5HH

Proposal: Single Storey Rear Extension & Garage
Conversion

Recommendation: Planning permission be GRANTED

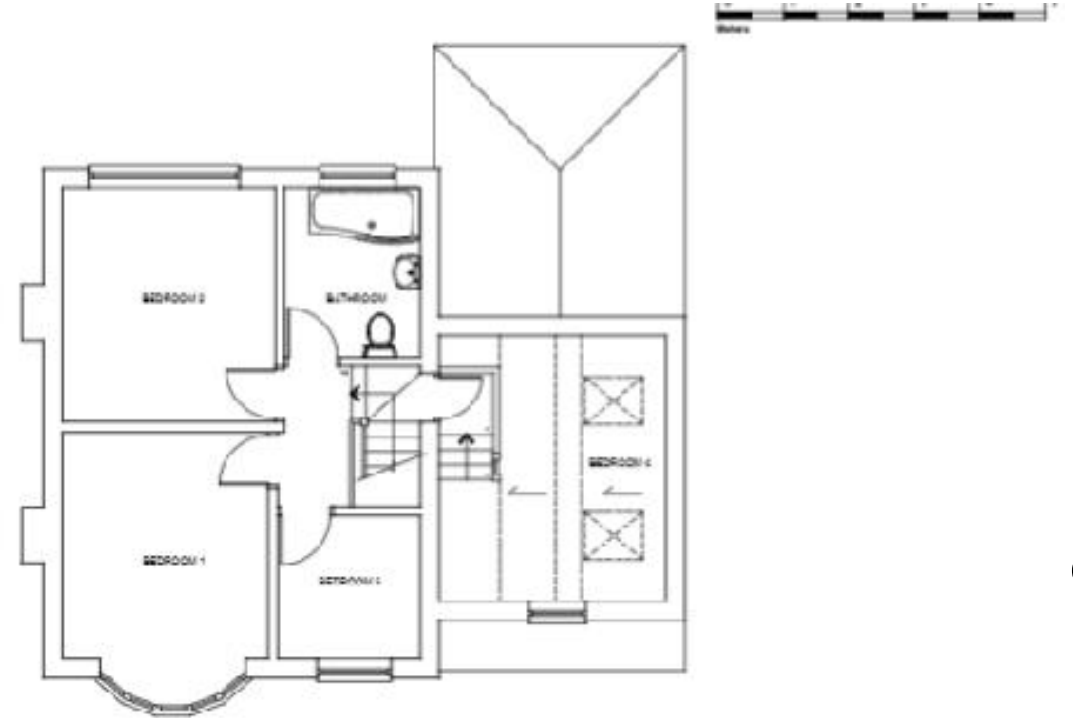
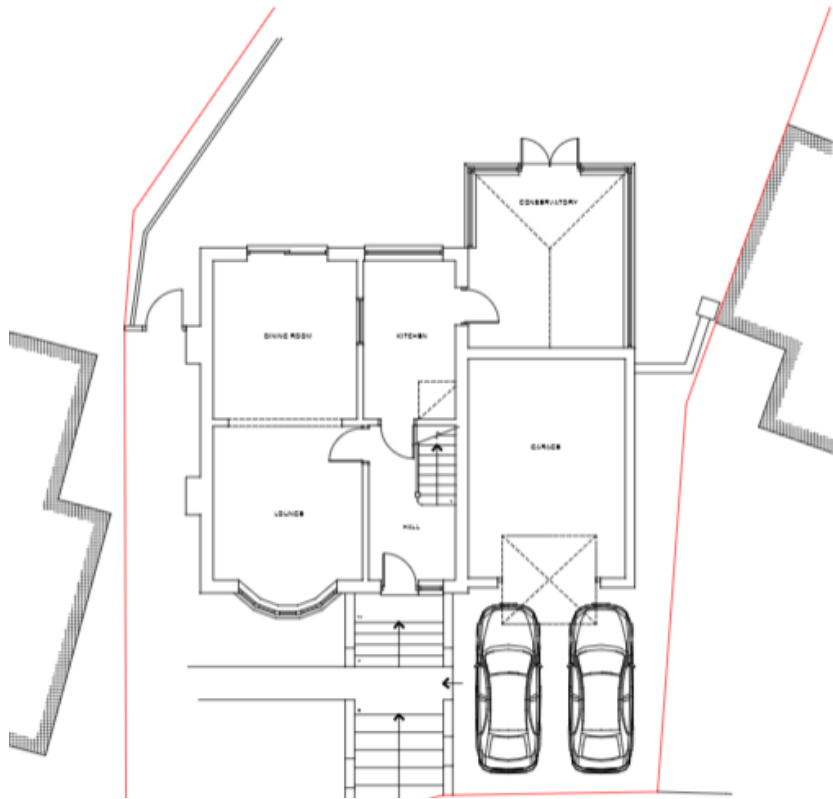
Site Location Plan



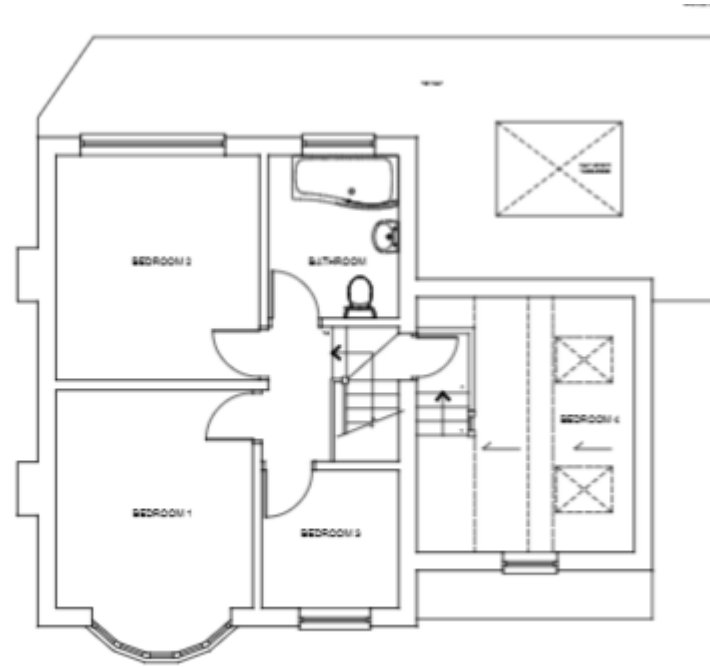
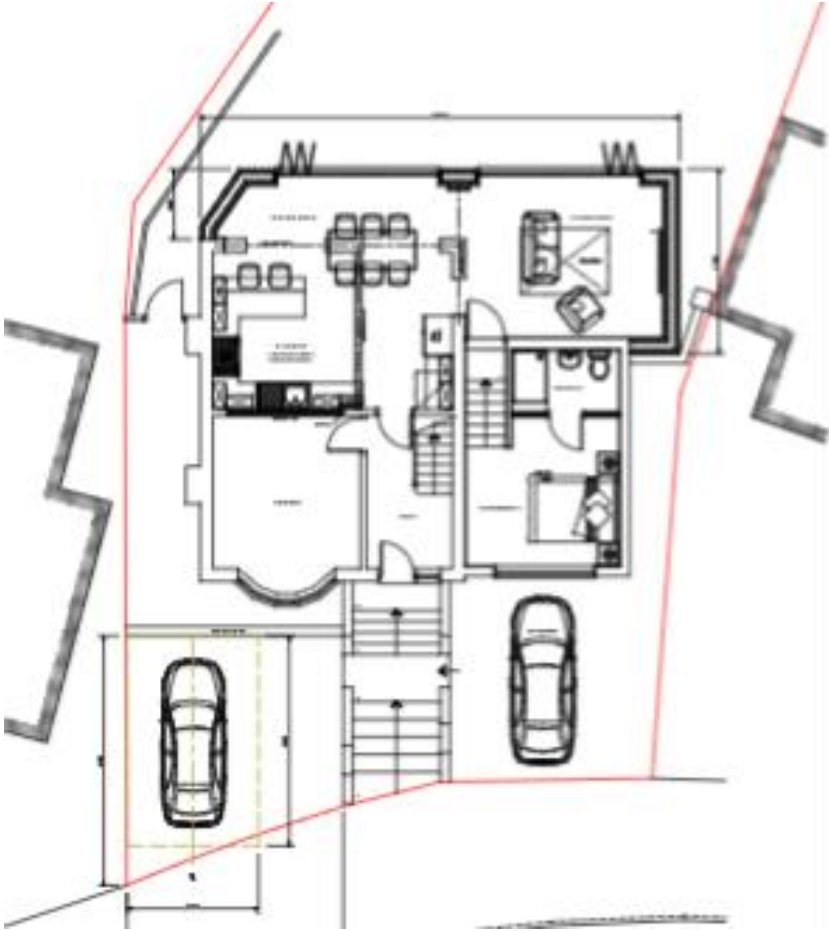
Street View



Existing Floor Plans



Proposed Floor Plans



Existing Front and side Elevations



Proposed Front and side Elevations



Existing rear elevation

0001010



Proposed rear elevation



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