

Site Plans and Presentations



Planning Committee

Thu 15 Jan
2026
7.00 pm

Oakenshw Community
Centre, Castleditch Lane,
Redditch

If you have any queries on this Agenda please contact

**Gavin Day
Democratic Services Officer**

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Tel: (01527) 64252 (Ext. 3304)

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

Planning

Thursday, 15th January, 2026

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.** 25/00481/FUL - Easemore House, 103 Easemore Road, Town Centre, Redditch, Worcestershire, B98 8EY (Pages 5 - 14)
- 6.** 25/00601/FUL - Former Play Area, Loxley Close, Church Hill South, Redditch, Worcestershire (Pages 15 - 24)

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25/00481/FUL

Easemore House, 103 Easemore Road, Town Centre,
Redditch

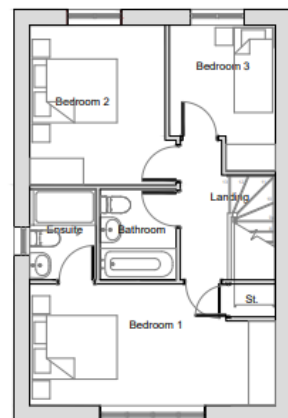
Demolition of existing buildings and erection of a
residential development of up to 13 No. new dwellings

Recommendation: Delegate to Head of Service to grant
subject to completion of S106 Agreement and
conditions



House Type A

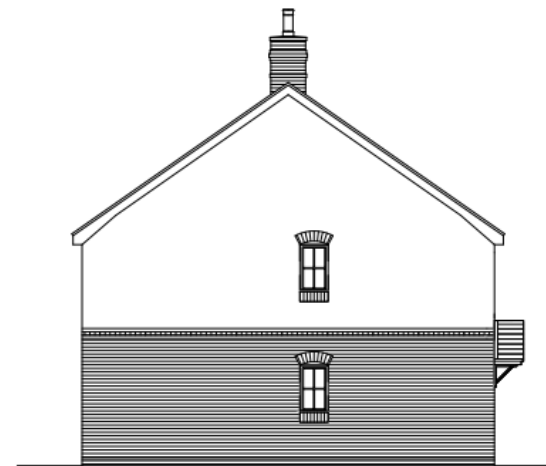
Plots 8 and 11



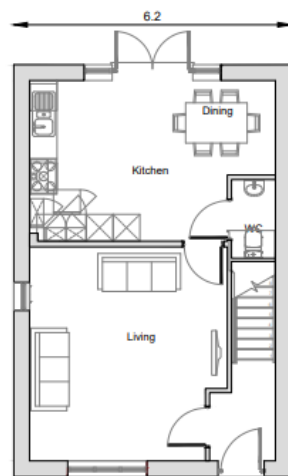
FIRST FLOOR PLAN



FRONT ELEVATION



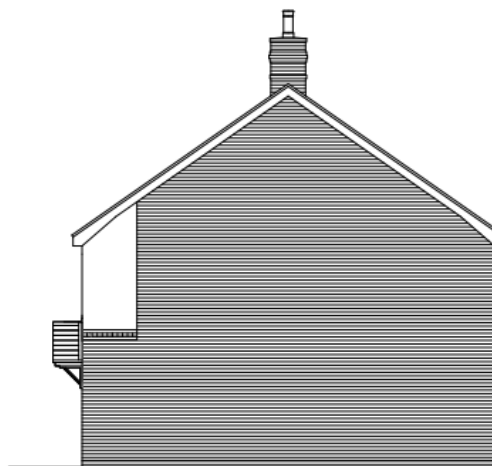
SIDE ELEVATION



GROUND FLOOR PLAN



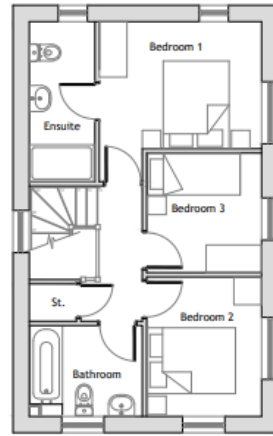
REAR ELEVATION



SIDE ELEVATION

House Type B

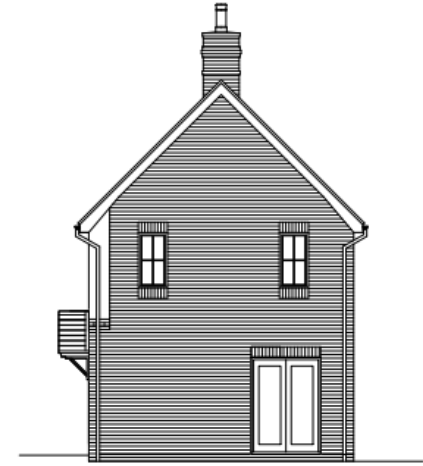
Plot 7



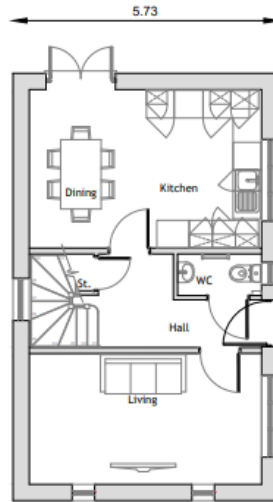
FIRST FLOOR PLAN



FRONT ELEVATION



SIDE ELEVATION



GROUND FLOOR PLAN



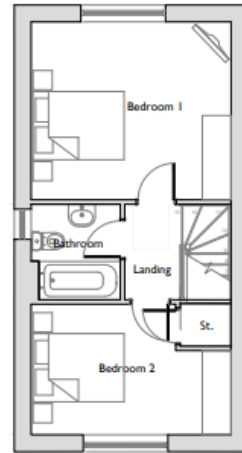
REAR ELEVATION



SIDE ELEVATION

House Type C

Plots 9 and 10



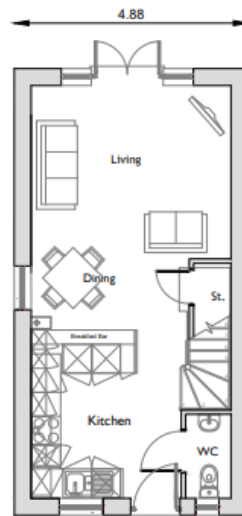
FIRST FLOOR PLAN



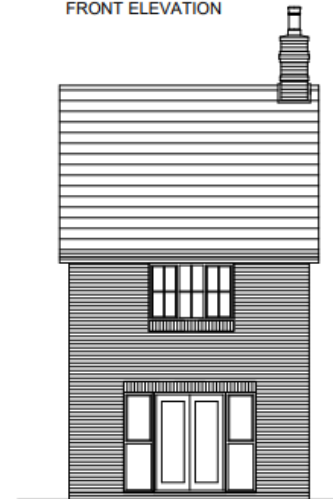
FRONT ELEVATION



SIDE ELEVATION



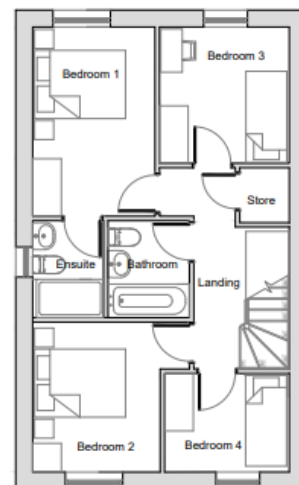
GROUND FLOOR PLAN



REAR ELEVATION

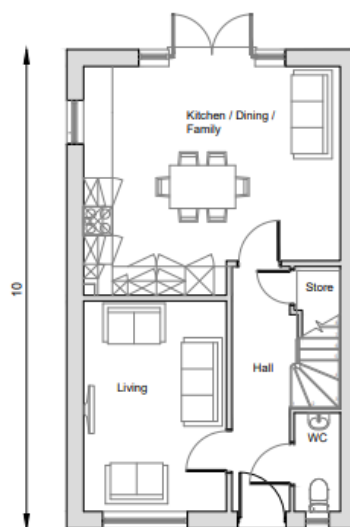
House Type D

Plots
1- 6



FIRST FLOOR PLAN

6.07



GROUND FLOOR PLAN



FRONT ELEVATION



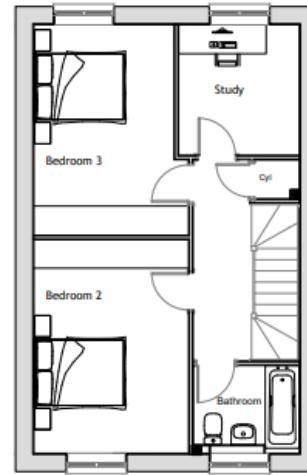
SIDE ELEVATION



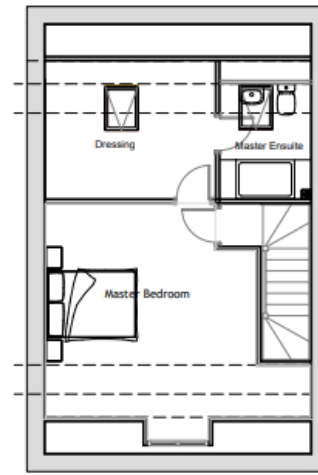
REAR ELEVATION

House Type E

Plots
12-13



FIRST FLOOR PLAN



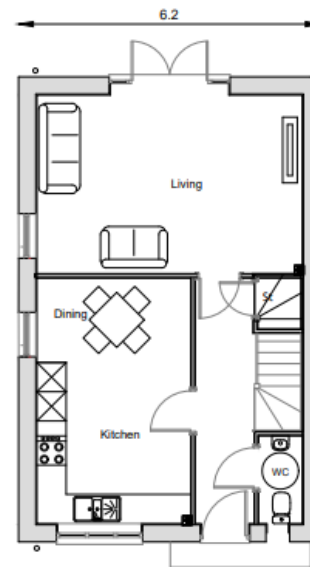
SECOND FLOOR PLAN



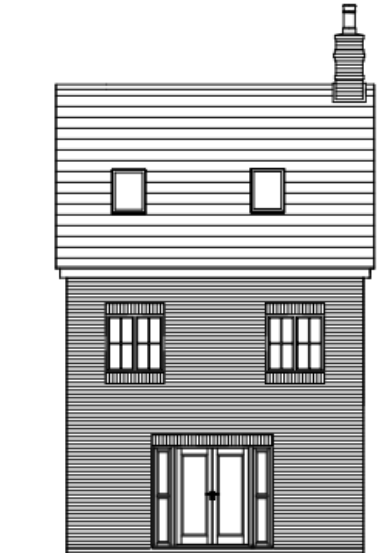
FRONT ELEVATION



SIDE ELEVATION



GROUND FLOOR PLAN



REAR ELEVATION



STREETSCENE A-A



STREETSCENE B-B



STREETSCENE C-C

Proposed Street Scenes



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25/00601/FUL

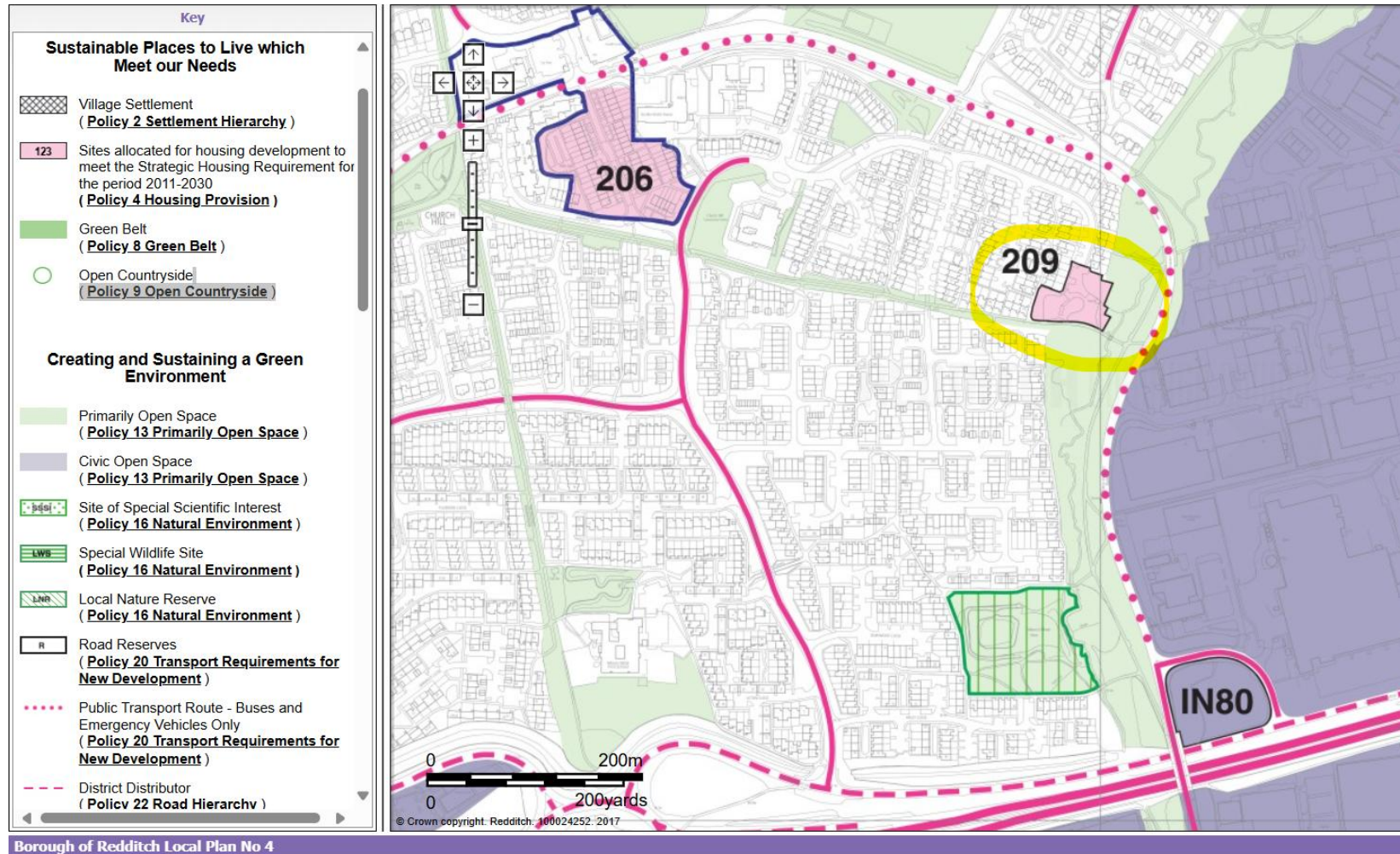
Former Play Area, Loxley Close, Church Hill, Redditch

Proposed development of 6 No. houses with associated parking

Recommendation: Delegate to Head of Service to grant subject to completion of S106 Agreement and conditions



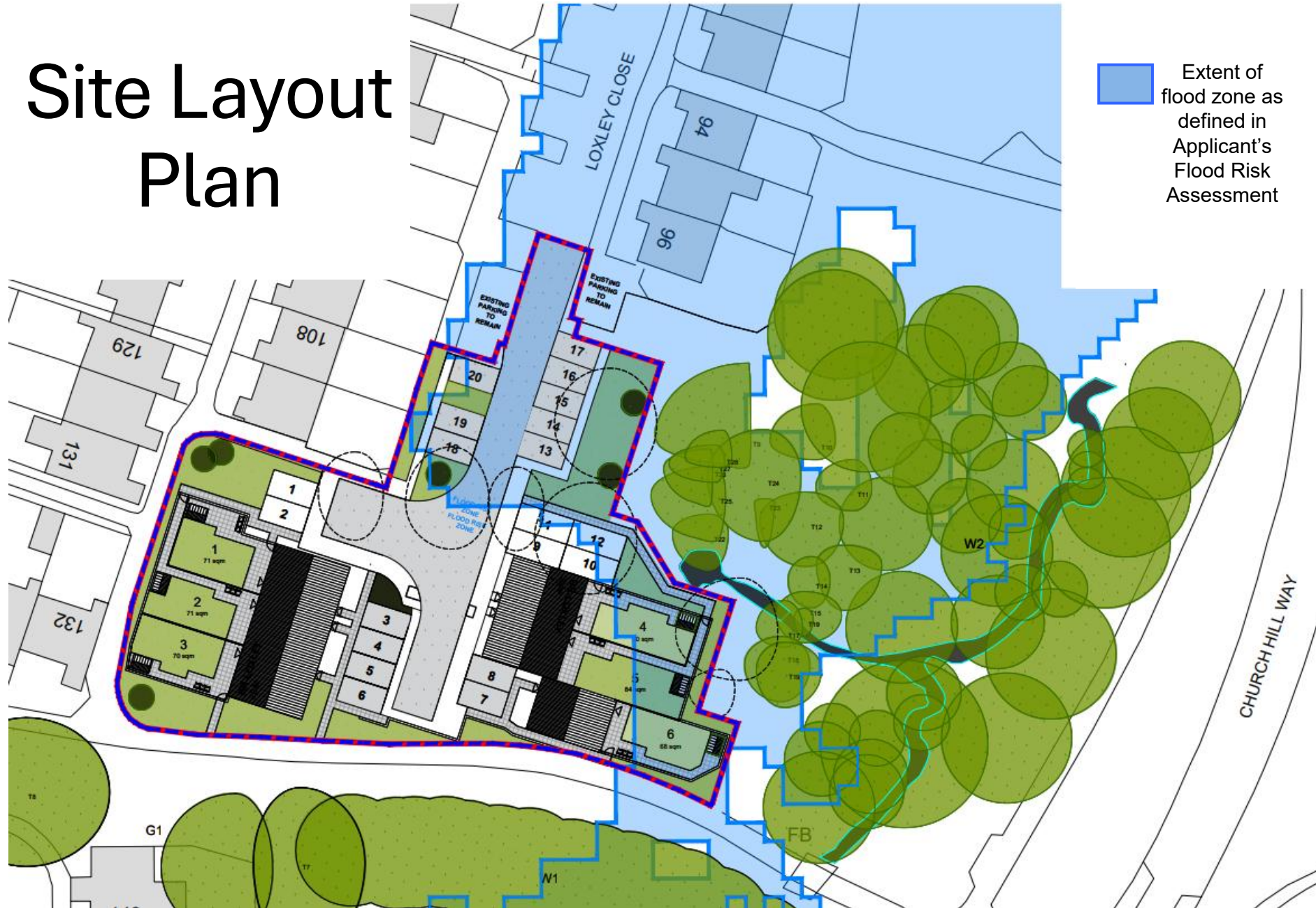
Designation of the site (Borough of Redditch Local Plan No. 4)



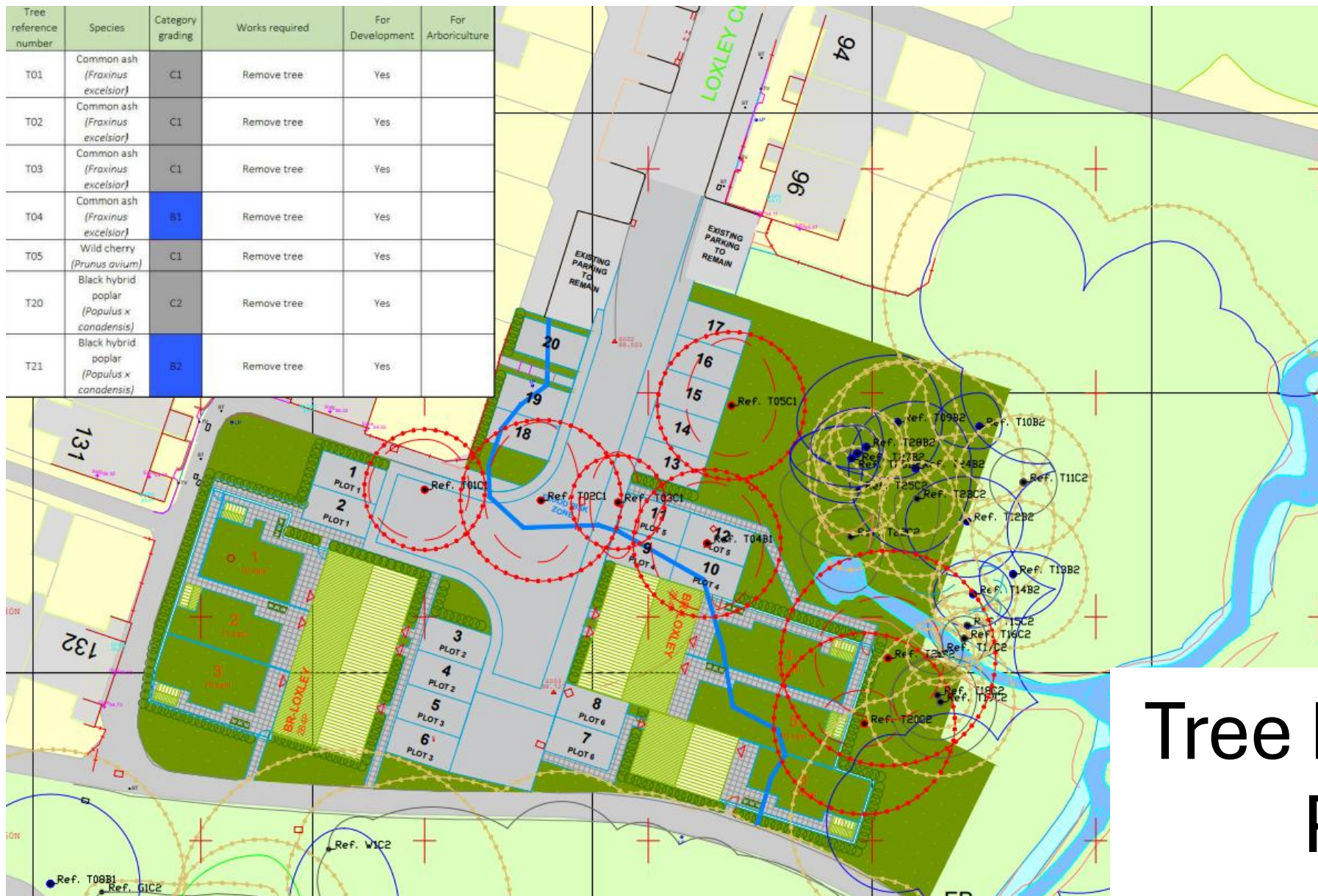
Site Layout Plan



Site Layout Plan



Tree reference number	Species	Category grading	Works required	For Development	For Arboriculture
T01	Common ash (<i>Fraxinus excelsior</i>)	C1	Remove tree	Yes	
T02	Common ash (<i>Fraxinus excelsior</i>)	C1	Remove tree	Yes	
T03	Common ash (<i>Fraxinus excelsior</i>)	C1	Remove tree	Yes	
T04	Common ash (<i>Fraxinus excelsior</i>)	B1	Remove tree	Yes	
T05	Wild cherry (<i>Prunus avium</i>)	C1	Remove tree	Yes	
T20	Black hybrid poplar (<i>Populus x canadensis</i>)	C2	Remove tree	Yes	
T21	Black hybrid poplar (<i>Populus x canadensis</i>)	B2	Remove tree	Yes	



This drawing has been prepared in accordance with BS 5837:2012.

This drawing is intended to be printed and used in colour only, and for no purpose other than the consideration of trees in accordance with BS 5837.

BS5837:2012 Cascade chart for tree quality assessment			
Category & Sub-category	Criteria (including subcategories where appropriate)	Assessment	Recommendation
Tree 1: T01C1	Tree 1: T01C1	Tree 1: T01C1	Tree 1: T01C1
Tree 2: T02C1	Tree 2: T02C1	Tree 2: T02C1	Tree 2: T02C1
Tree 3: T03C1	Tree 3: T03C1	Tree 3: T03C1	Tree 3: T03C1
Tree 4: T04B1	Tree 4: T04B1	Tree 4: T04B1	Tree 4: T04B1
Tree 5: T05C1	Tree 5: T05C1	Tree 5: T05C1	Tree 5: T05C1
Tree 6: T06C1	Tree 6: T06C1	Tree 6: T06C1	Tree 6: T06C1
Tree 7: T07C1	Tree 7: T07C1	Tree 7: T07C1	Tree 7: T07C1
Tree 8: T08B1	Tree 8: T08B1	Tree 8: T08B1	Tree 8: T08B1
Tree 9: T09B2	Tree 9: T09B2	Tree 9: T09B2	Tree 9: T09B2
Tree 10: T10B2	Tree 10: T10B2	Tree 10: T10B2	Tree 10: T10B2
Tree 11: T11C2	Tree 11: T11C2	Tree 11: T11C2	Tree 11: T11C2
Tree 12: T12C2	Tree 12: T12C2	Tree 12: T12C2	Tree 12: T12C2
Tree 13: T13C2	Tree 13: T13C2	Tree 13: T13C2	Tree 13: T13C2
Tree 14: T14B2	Tree 14: T14B2	Tree 14: T14B2	Tree 14: T14B2
Tree 15: T15C2	Tree 15: T15C2	Tree 15: T15C2	Tree 15: T15C2
Tree 16: T16C2	Tree 16: T16C2	Tree 16: T16C2	Tree 16: T16C2
Tree 17: T17C2	Tree 17: T17C2	Tree 17: T17C2	Tree 17: T17C2
Tree 18: T18C2	Tree 18: T18C2	Tree 18: T18C2	Tree 18: T18C2
Tree 19: T19B2	Tree 19: T19B2	Tree 19: T19B2	Tree 19: T19B2
Tree 20: T20C2	Tree 20: T20C2	Tree 20: T20C2	Tree 20: T20C2

- KEY**
- Root Protection Area (RPA)
 - Tree Stem
 - T1 Tree No.
 - Tree to be removed
 - Tree to be pruned

Tree Removal Plan

Plots 1 – 3 Floor Plans and Elevations



FRONT ELEVATION



SIDE ELEVATION 1



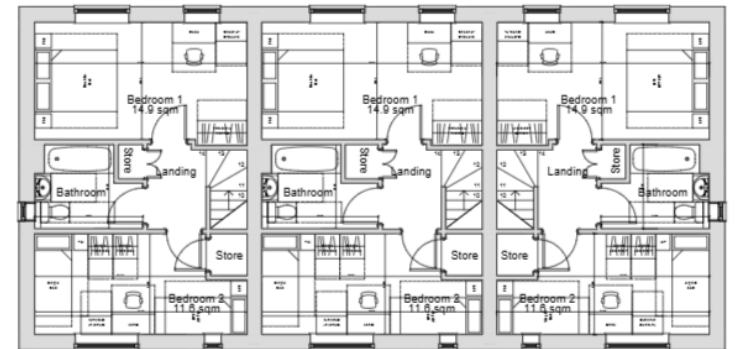
PLOTS 1-3 - BR-LOXLEY
2b4p House
Plots 1 & 3 - 79.0 sqm (GIFA)
Plot 2 - 81.8 sqm (GIFA)
Ground Floor Plan



REAR ELEVATION



SIDE ELEVATION 2



PLOTS 1-3 - BR-LOXLEY
2b4p House
Plots 1 & 3 - 79.0 sqm (GIFA)
Plot 2 - 81.8 sqm (GIFA)
First Floor Plan

Plots 4 – 6 Floor Plans and Elevations



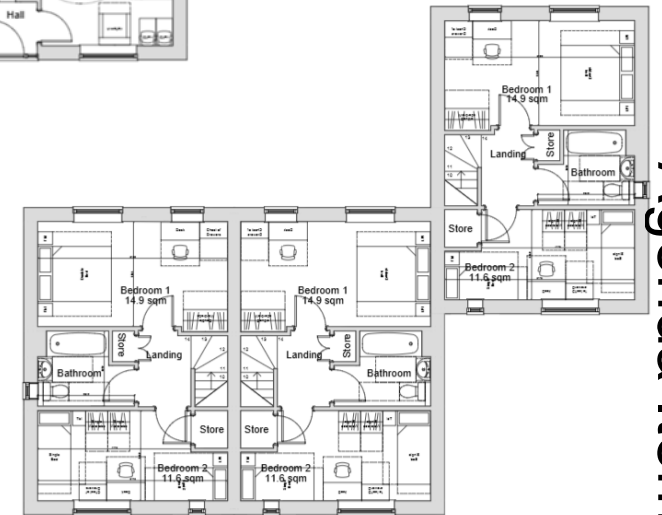
FRONT ELEVATION



SIDE ELEVATION 1



PLOTS 4-6 - BR-LOXLEY
2b4p House
Plots 4 & 6 - 79.0 sqm (GIFA)
Plot 5 - 78.8 sqm (GIFA)
Ground Floor Plan



PLOTS 4-6 - BR-LOXLEY
2b4p House
Plots 4 & 6 - 79.0 sqm (GIFA)
Plot 5 - 78.8 sqm (GIFA)
First Floor Plan

Proposed Street Scenes



Street Scene A-A Plots 1-6 - North 1:200



Street Scene B-B Plots 4-6 - East 1:200



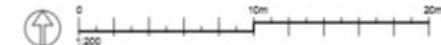
Street Scene C-C Plots 1-3 - West 1:200



Brick detail feature










Proposed Site Plan Not to Scale



Landscaping Scheme

KEY

-  Existing tree to be removed
-  Existing trees and vegetation to be retained. Refer to arboricultural survey by Helicopter Trees dated March 2019
-  Proposed extra-heavy standard (14-16cm girth)
-  Proposed heavy standard (12-14cm girth) trees
-  Proposed ornamental shrub planting
-  Proposed turf
-  Proposed species rich grass seed mix such as Emorsgates EL1



ECOLOGICAL RECOMMENDATIONS
1nr bat brick and 1nr bird box to be installed on each proposed dwelling within the site.