

# Site Plans and Presentations



## Planning Committee

Thu 18 Jun  
2026  
7.00 pm

Oakenshaw Community  
centre, Castleditch Lane,  
Redditch



**If you have any queries on this Agenda please contact**

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Democratic Services Officer**

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

# Planning

Thursday, 18th June, 2026

7.00 pm

Oakenshaw Community Centre

## Agenda

### Membership:

Cllrs:

Roger Bennett (Chair)  
Simon Farmer (Vice-Chair)  
William Boyd  
Matthew Dormer  
Andrew Fry

Bill Hartnett  
Wanda King  
Nicola Lloyd  
Ian Woodall

- 5.** 26/00230/S73 - Land West Of, Hither Green Lane, Redditch, Worcestershire, B98 9AZ (Pages 5 - 8)
- 6.** 25/00454/FUL - Kingfisher Car Park 7, Church Road, Redditch, B97 4AB (Pages 9 - 30)

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# 26/00230/S73

Land West Of, Hither Green Lane, Redditch,  
Worcestershire, B98 9AZ

Variation of condition 16 attached to 21/01830/FUL  
(approved under appeal ref:  
APP/Q1825/W/24/3350905)

Recommendation: Minded to GRANT subject to  
conditions

# Variation of condition 16 attached to 21/01830/FUL (approved under appeal ref: APP/Q1825/W/24/3350905)

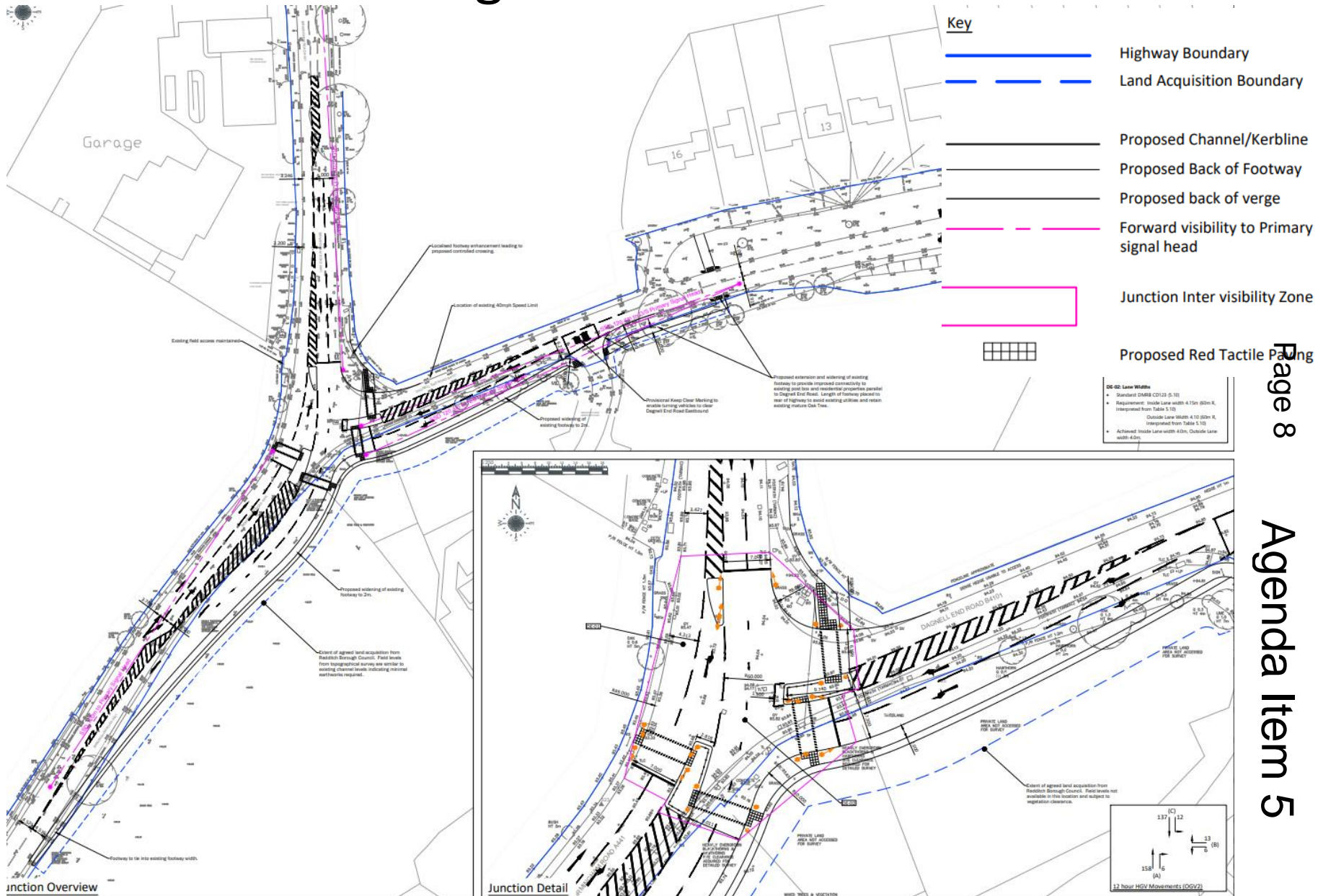
FROM: None of the dwellings hereby permitted shall be occupied until the highway improvements to the Dagnell End Road / A441 Birmingham Road junction as shown in the PJA Drawing Ref: 2809 P 12 Rev P4 (planning permission ref: 19/00976/HYB) have been approved in writing and completed to the satisfaction of the Local Planning Authority and is open to traffic. The junction is to include Microprocessor Optimised Vehicle Actuation (MOVA) signal control.

AMEND TO: Prior to the occupation of the 101st dwelling, the highway improvements to the Dagnell End Road / A441 Birmingham Road junction as shown in the PJA Drawing Ref: 2809 P 12 Rev P4 (planning permission ref: 19/00976/HYB) shall have been approved in writing and completed to the satisfaction of the Local Planning Authority and is open to traffic. The junction is to include Microprocessor Optimised Vehicle Actuation (MOVA) signal control.

# Site Location Plan



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



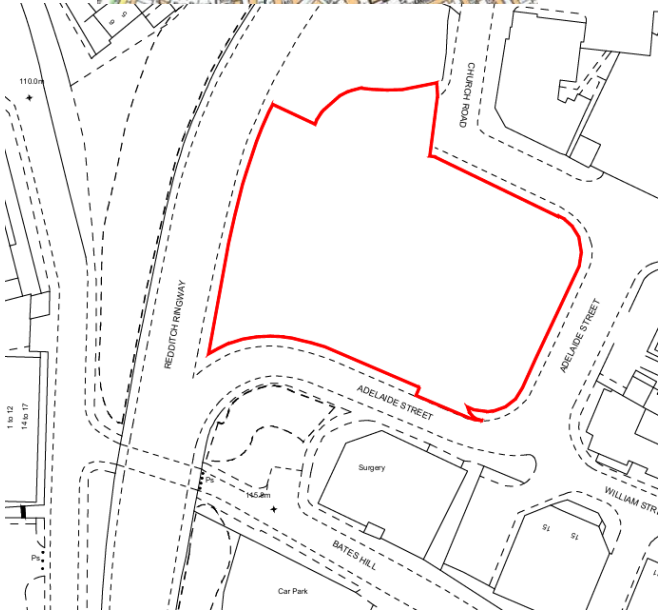
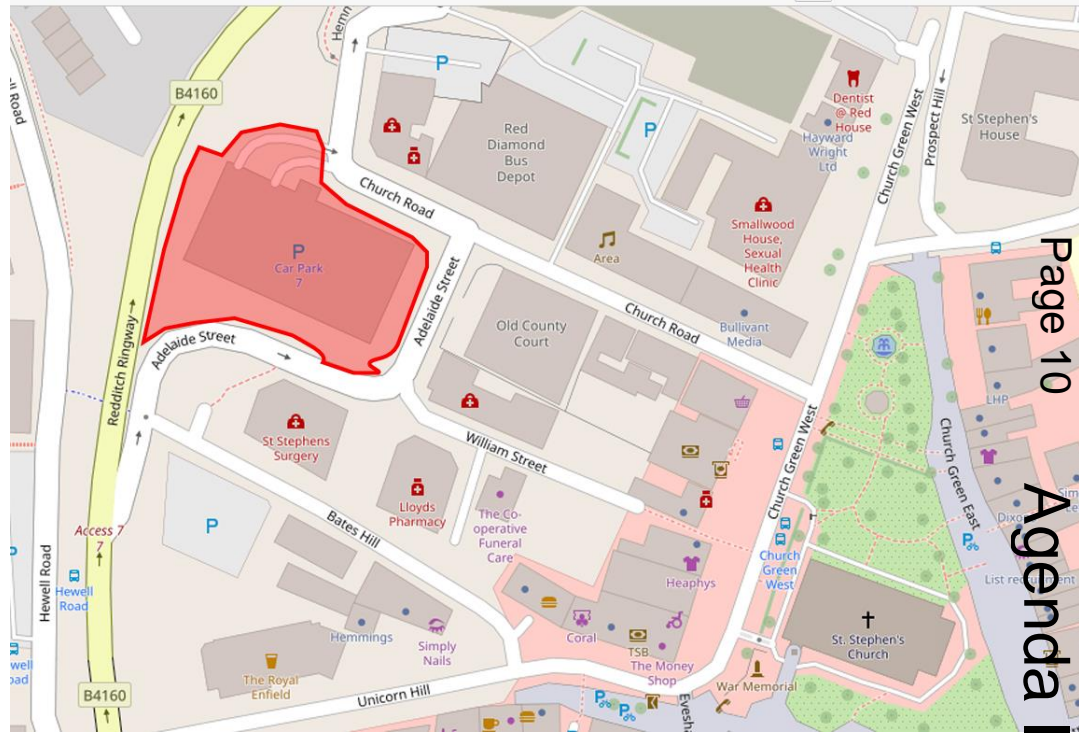
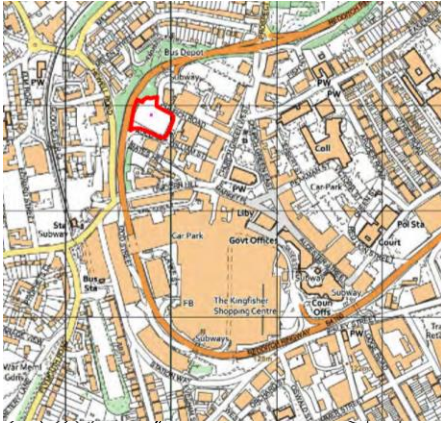
# 25/00454/FUL

Kingfisher Car Park 7, Church Rd, Redditch, B97 4AB

Development of 53 no. retirement apartments (Use class C3) including vehicular access, car parking, landscaping and associated infrastructure

Recommendation: grant subject to conditions

# Site Location



# Site prior to demolition of Cark Park 7 (1999 image) and now (right)



# Site from ringway (left) before demolition of Cark Park 7 and now (right)



# Images of site



- View looking down Adelaide street from site entrance

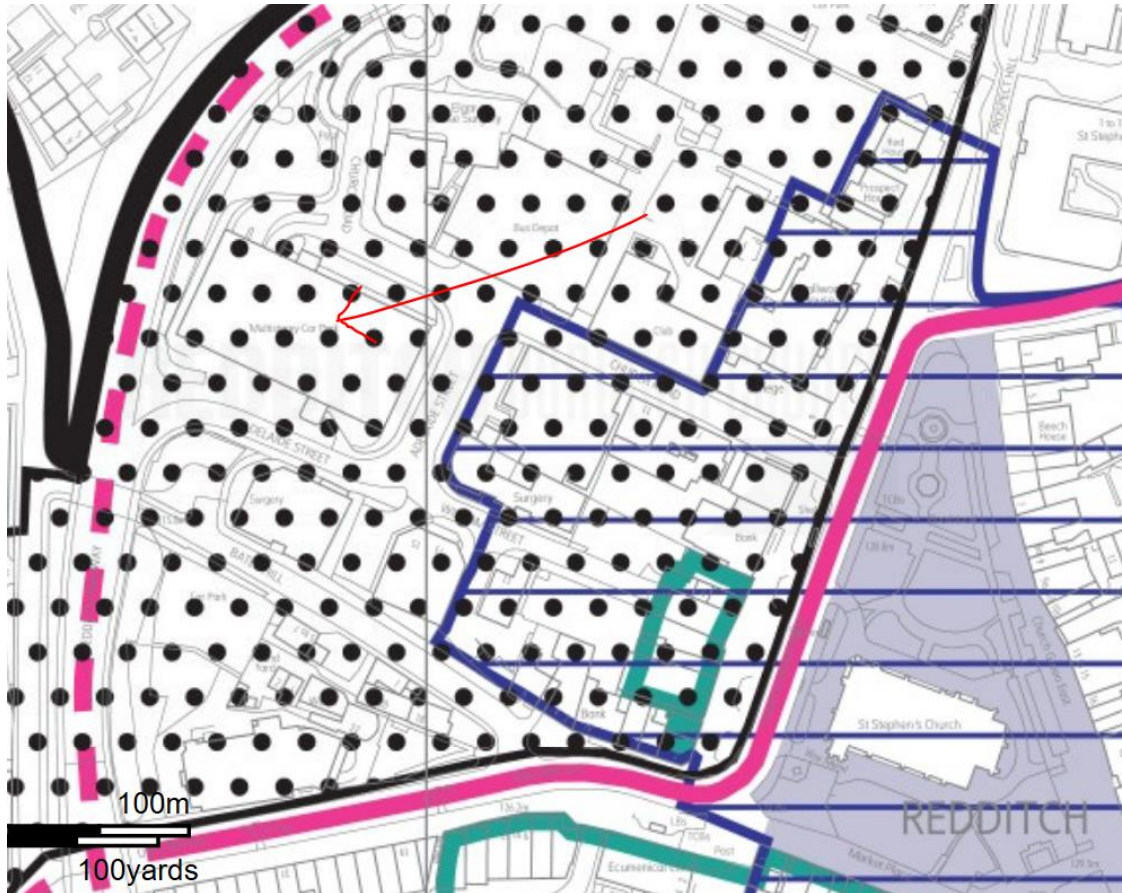


- View looking up Adelaide street from site entrance



- View outside north boundary of site

# Local Plan Designation



Town Centre Strategic Site  
( **Policy 31** )

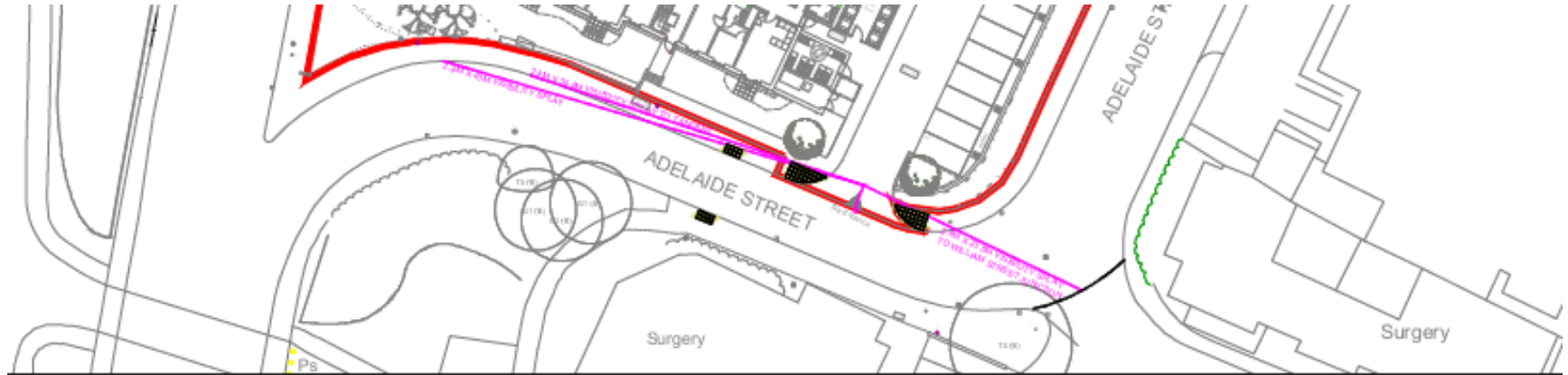
# Proposed site plan



Proposed Site Plan  
Scale 1:250



# Site access

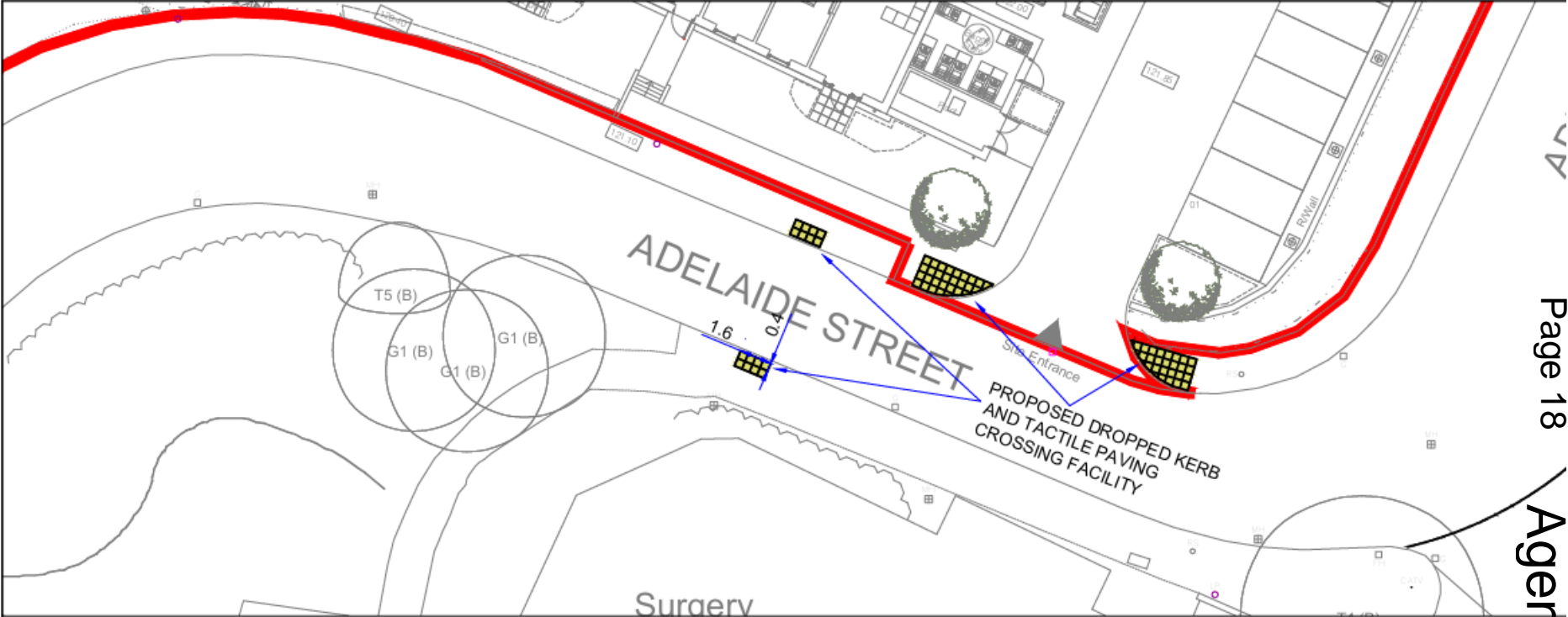


SITE ACCESS VISIBILITY SPLAY ASSESSMENT (1:500)



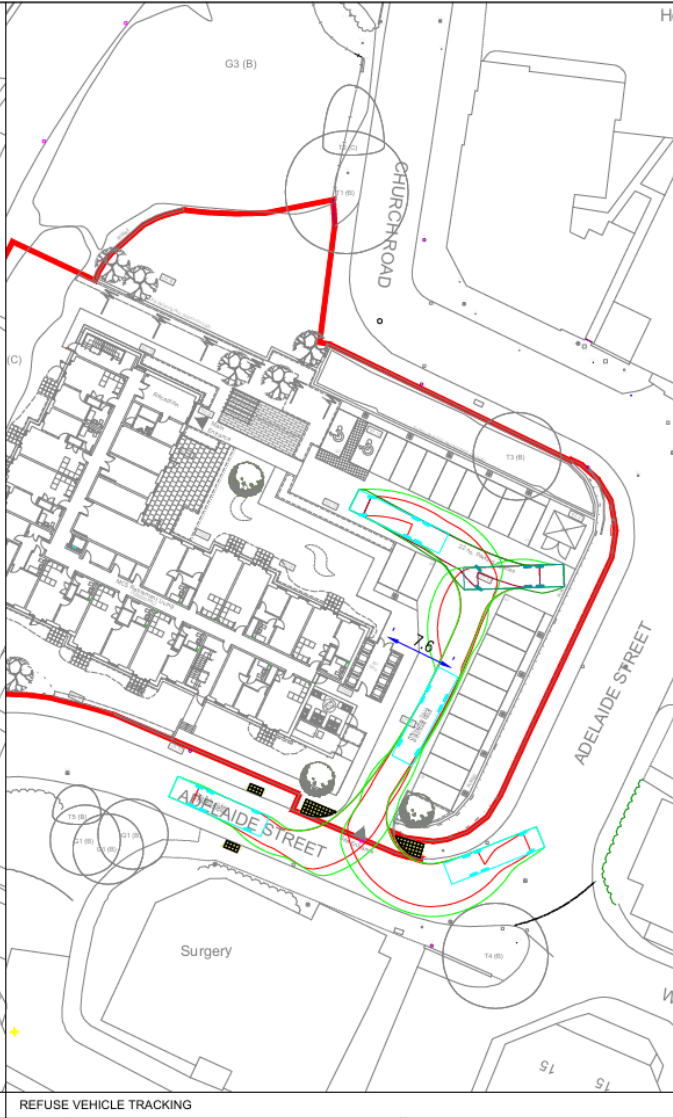
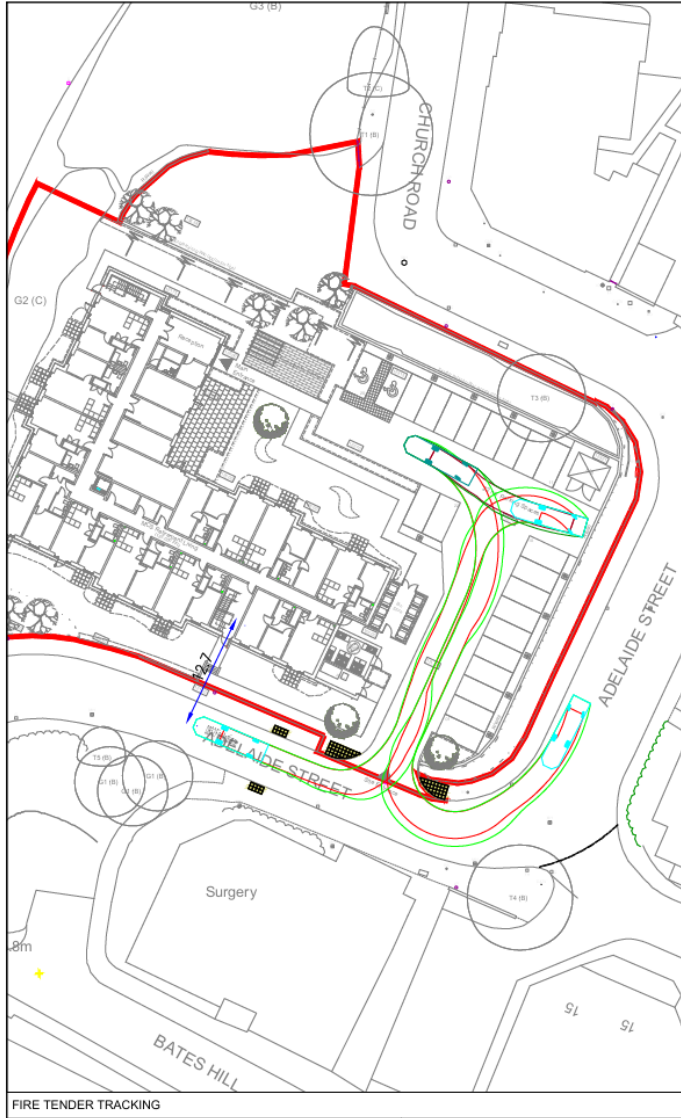
SITE ACCESS TWO-WAY VEHICLE TRACKING (1:250)

# Pedestrian Crossing



PEDESTRIAN CROSSING DESIGN

# Fire tender and refuse vehicle tracking



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**GENERAL NOTES**

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2. ANY VARIATIONS OR DISCREPANCIES BETWEEN THESE DRAWINGS IN TERMS OF DIMENSIONS OR DETAILS SHOULD BE DRAWN TO THE ATTENTION OF THE ARCHITECT AND/OR THE ENGINEER FOR CLARIFICATION.
3. ALL FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS. DO NOT SCALE THIS DRAWING.
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5. THIS DRAWING SHOULD ONLY BE USED FOR CONSTRUCTION IF THE PROJECT PHASE IN THE TITLE FRAME BELOW IS SHOWN AS "CONSTRUCTION". PAUL BASHAM ASSOCIATES TAKE NO RESPONSIBILITY FOR CONSTRUCTION WORKS UNDERTAKEN TO DRAWINGS WHICH ARE NOT MARKED UNDER THIS PHASE.

**VEHICLE PROFILE**

**DB32 Fire Appliance**

Overall Length	8.890m
Overall Width	2.160m
Overall Body Height	3.450m
Min Body Ground Clearance	0.317m
Max Track Width	2.121m
Lock to lock time	6.00s
Kerb to Kerb Turning Radius	7.910m

**SITA's Refuse Vehicle**

Overall Length	11.390m
Overall Width	2.630m
Overall Body Height	3.781m
Min Body Ground Clearance	0.346m
Track Width	2.500m
Lock to lock time	4.00s
Wall to Wall Turning Radius	10.750m

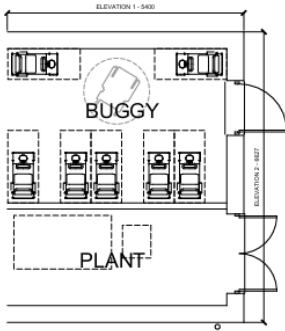
**NORTH**

P04	ADDED DISTANCES	30.07.25	LOM	HLC
P03	REVISED SITE PLAN	28.02.25	LOM	HLC
P02	REVISED SITE PLAN	16.12.24	LOM	HLC
P01	FIRST ISSUE	01.08.24	LOM	HLC
Rev	Description	Date	By	App'd

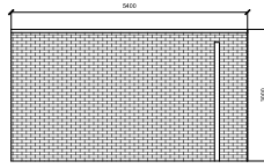
# Proposed Landscaping Plan



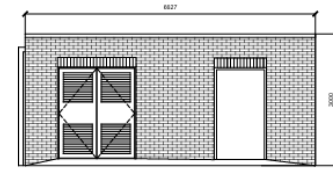
# Buggy and cycle plus bin store plan



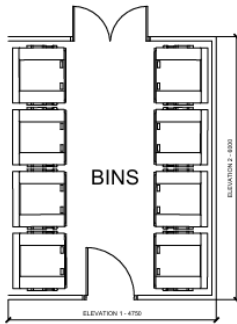
0108  
01 **Buggy Store - Floor Plan**  
Scale 1:100



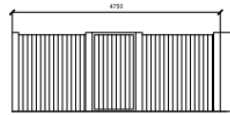
0108  
02 **Buggy Store - Elevation 1**  
Scale 1:100



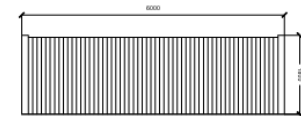
0108  
03 **Buggy Store - Elevation 2**  
Scale 1:100



0108  
04 **Bin Store - Floor Plan**  
Scale 1:100



0108  
05 **Bin Store - Elevation 1**  
Scale 1:100



0108  
06 **Bin Store - Elevation 2**  
Scale 1:100

# Proposed ground floor plan



# Proposed upper floor plans



# Proposed south and east elevations

## Material Legend

- |  |   |
|--|---|
| 1. Orange Multi Brickwork (Soldier Course / Infill Panels)           | 5. Dark Grey Polyester Powder Coated Juliet Balconies to all Upper Floor Living Rooms |
| 2. Contrasting Red Brickwork (Soldier Course / Infill Panels)        | 6. Dark Grey Polyester Powder Coated Sliding Entrance Doors to Main Entrance          |
| 3. Contrasting Buff Multi Brickwork (Soldier Course / Infill Panels) | 7. Hit and Miss Timber Refuse Store Enclosure with Lockable Timber Doors              |
| 4. Full Height uPVC Windows with Dark Grey Window Frames             | 8. Translucent Film to Lower Window Pane where Necessary to Minimize Overheating      |



0121  
01 Proposed South Elevation  
Scale 1:200



0121  
02 Proposed East Elevation  
Scale 1:200



0121  
03 Reference Plan  
Scale 1:2000

0 2 4 6 8 10m

# Proposed streetscape from Adelaide and William Street



# Proposed north and west elevations

## Material Legend

- |  |   |
|--|---|
| 1. Orange Multi Brickwork (Soldier Course / Infill Panels)           | 5. Dark Grey Polyester Powder Coated Juliet Balconies to all Upper Floor Living Rooms |
| 2. Contrasting Red Brickwork (Soldier Course / Infill Panels)        | 6. Dark Grey Polyester Powder Coated Sliding Entrance Doors to Main Entrance          |
| 3. Contrasting Buff Multi Brickwork (Soldier Course / Infill Panels) | 7. Hit and Miss Timber Refuse Store Enclosure with Lockable Timber Doors              |
| 4. Full Height uPVC Windows with Dark Grey Window Frames             | 8. Translucent Film to Lower Window Pane where Necessary to Minimize Overheating      |



Proposed North Elevation  
Scale 1:200



Proposed West Elevation  
Scale 1:200



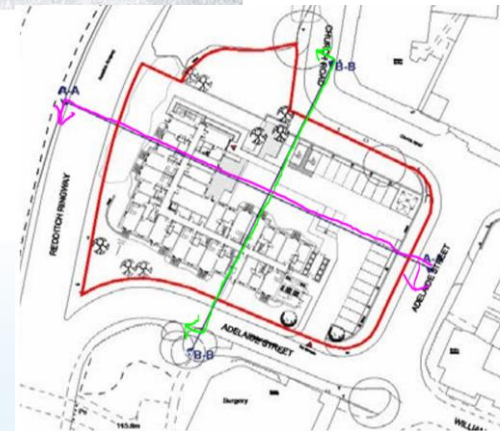
0120  
03 Reference Plan  
Scale 1:2000



# Site sections



Proposed Site Section A-A



Proposed Site Section B-B

# Courtyard Visual



# Visual from Ringway (Artists Impression)



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