

Site Plans and Presentations Pack



Planning Committee

Wed 15 Jul
2020
7.00 pm

Virtual Meeting



www.redditchbc.gov.uk

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

**Town Hall, Walter Stranz Square, Redditch, B98 8AH
Tel: (01527) 64252 (Ext. 2884)**

e.mail: sarah.sellers@bromsgroveandredditch.gov.uk

Planning

COMMITTEE

Wednesday, 15th July, 2020

7.00 pm

Virtual Meeting - Skype - Virtual

Agenda

Membership:

Cllrs:	Gemma Monaco (Chair)	Andrew Fry
	Salman Akbar (Vice-Chair)	Julian Grubb
	Tom Baker-Price	Bill Hartnett
	Roger Bennett	Jennifer Wheeler
	Michael Chalk	

- 6.** Application 19/01575/FUL Former Play Area Edgeworth Close Redditch B98 8QQ - Mr Matthew Bough (on behalf of Redditch Borough Council) (Pages 1 - 22)

Site plan and presentation attached

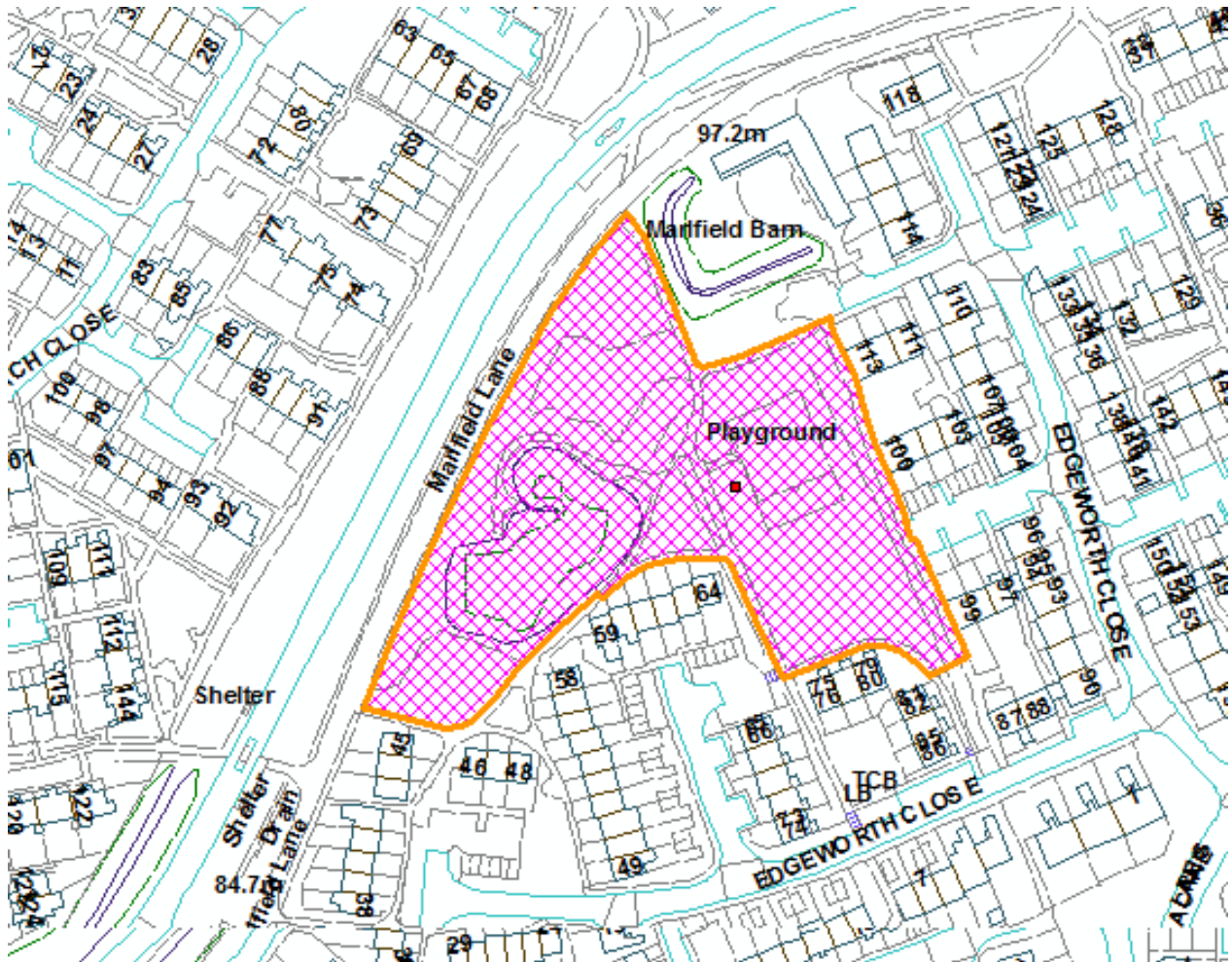
- 7.** Application 19/01630/FUL - St Benedict's, Church Hall, Rowan Road Batchley Redditch B97 6NB - Birmingham Roman Catholic Diocesan Trustees (Pages 23 - 42)

Site plan and presentation attached

- 8.** Application 20/00328/REM - 44 Okaham Close Oakenshaw South Redditch B98 7YG - Mr T Geraghty (Pages 43 - 62)

Site plan and presentation attached

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REDDITCH BOROUGH COUNCIL

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Planning & Regeneration
Town Hall
Walter Stranz Hall Square
Redditch
B98 8AH

19/01575

Former Play Area, Edgeworth Close, Church Hill

15 July 2020

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19/01575/FUL

Former Play Area, Edgeworth Close,
Redditch

Residential development of 19 affordable dwellings with associated parking.

Recommendation: Delegate to Head of Service to GRANT planning permission subject to a S106 Agreement and conditions

Site Location Plan



Site Layout



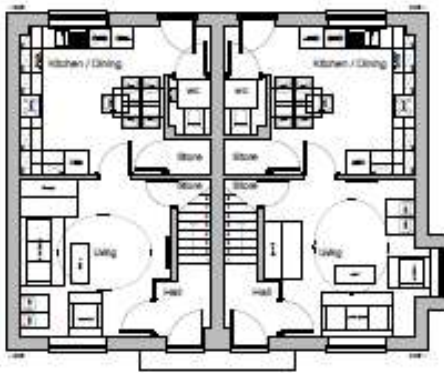
Block Plan



Access into the site via Edgeworth Close



Housetypes 1-2



HT1 & HT2 Ground Floor Plan - SBSP
 HT1 - 42.1 sqm
 HT2 - 41.8 sqm



Front Elevation



Side Elevation 1

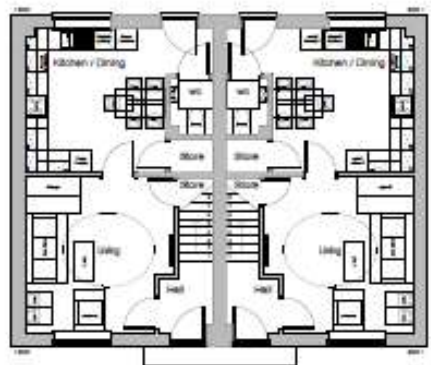


Rear Elevation



Side Elevation 2

Housetypes plots 3-4



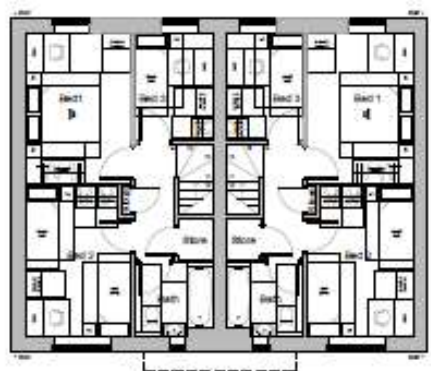
BPC Ground Floor Plan - DBBP
Plots 3-4
41.5 sqm



Front Elevation



Rear Elevation

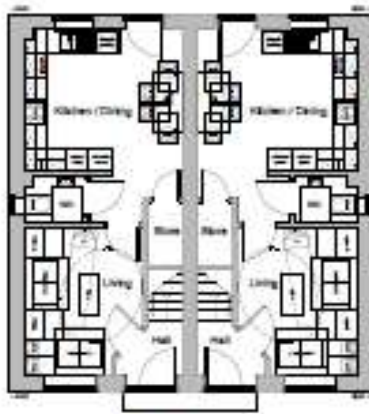


Side Elevation 1



Side Elevation 2

Housetypes plots 5-10



5A Ground Floor Plan - 28sqm
Plots 5, 6, 7, 8 and 9, 10
30.0 sqm



Front Elevation



Side Elevation 1

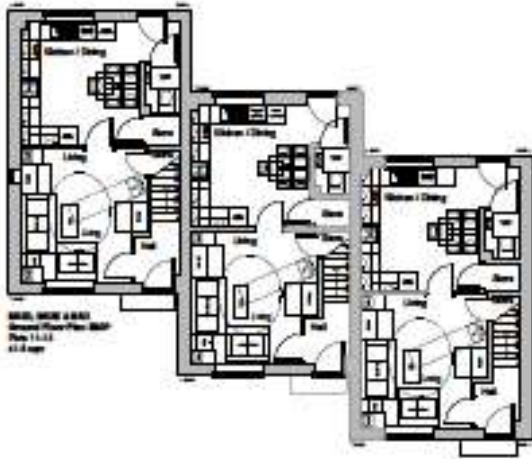


Front Elevation

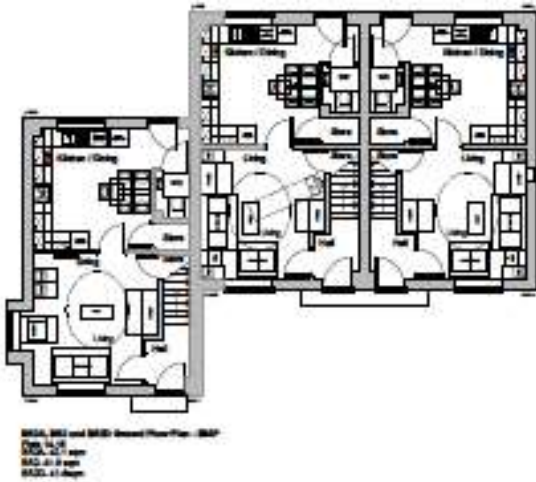


Side Elevation 2

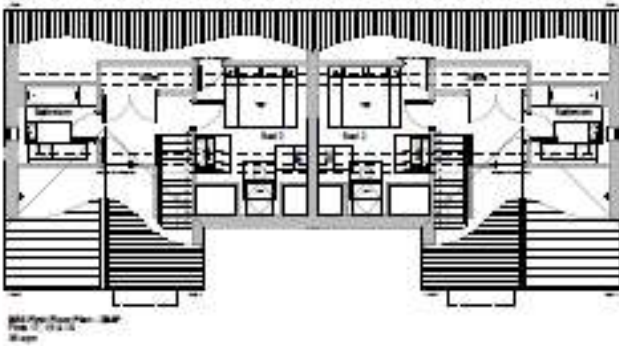
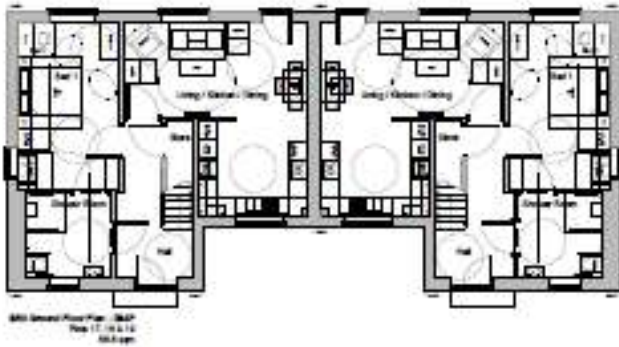
Housetypes 11-13



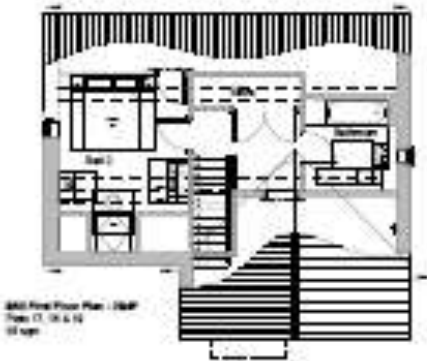
Housetypes 14-16



Housetypes plots 17-18



Housetypes plot 19



Streetscenes plots 1-4



Streetscenes plots 5-10



Streetscenes plots 11-14



Streetscenes plots 14-16



Streetscenes plots 17-19



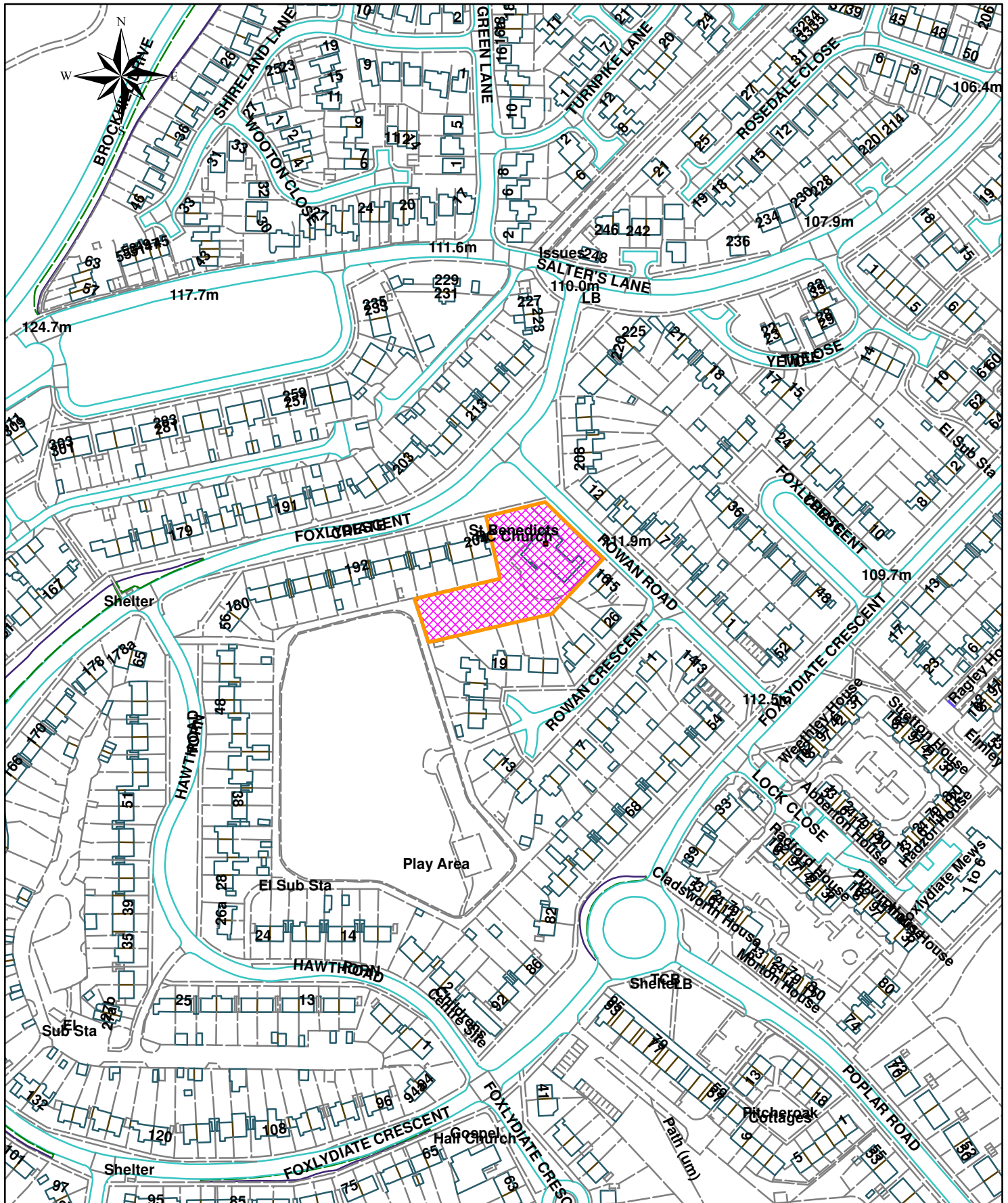
KEY

- Existing trees, hedges and vegetation to be retained. Refer to Arboricultural Tree Survey by Helicopter Trees, dated March 2019
- Existing trees, hedges and vegetation to be removed.
- Proposed heavy standard (12-14cm girth) tree
- Proposed selected standard (10-12cm girth) tree
- Existing area of vegetation selectively cleared and supplemented with native transplants where necessary to enhance msa.
- Proposed indicative areas for additional edible planting
- Proposed close mown amenity grass area
- Proposed wildflower grass area within P.O.S. Existing grass to be maintained with a wildflower grass cutting regime and supplemented with additional wildflower plug plants.
- Proposed self-binding gravel path with natural edge through P.O.S.

Connectivity around and within the site



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19/01630/FUL

St Benedicts Church Hall, Rowan Road, Batchley, B97 6NB

Demolition of social club and erection of 11 dwellings
(comprising 9no. two bed houses, 1no. two bed
maisonette, 1no. one bed maisonette) and associated
development

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

Site Location



Satellite View



Planning Policy land designation blue arrow indicating site



View from Rowan Road



View from Rowan Road



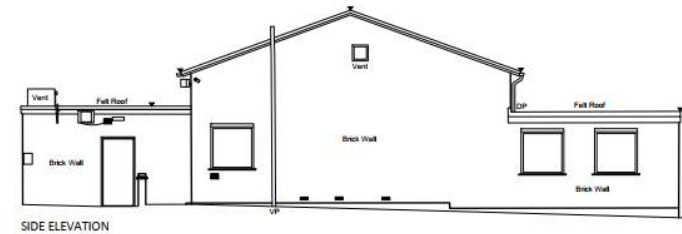
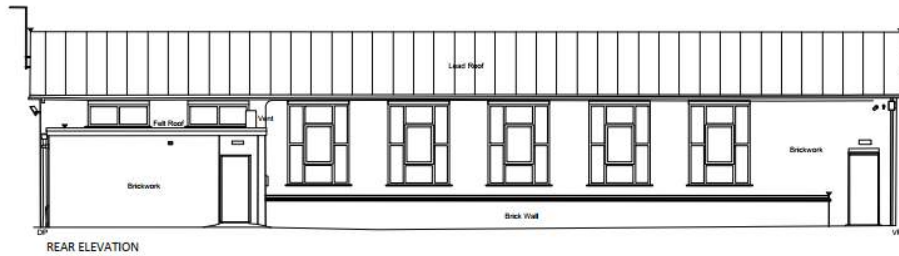
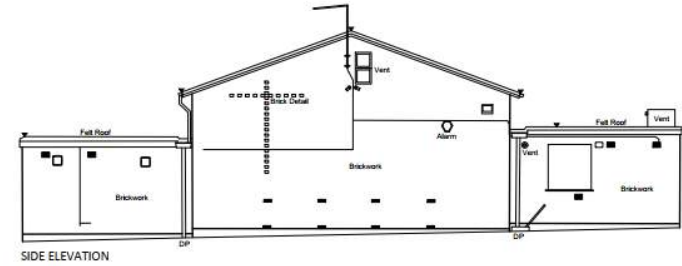
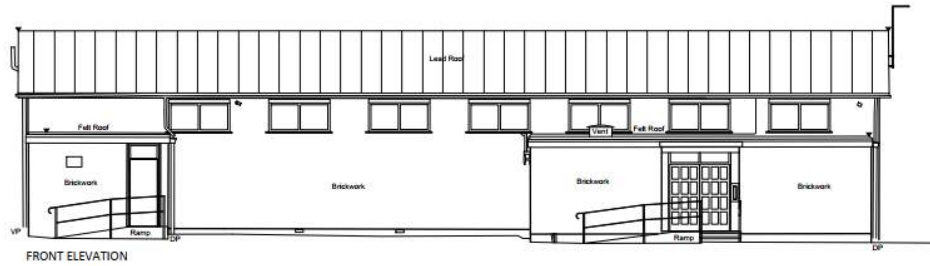
View from Foxlydiate crescent



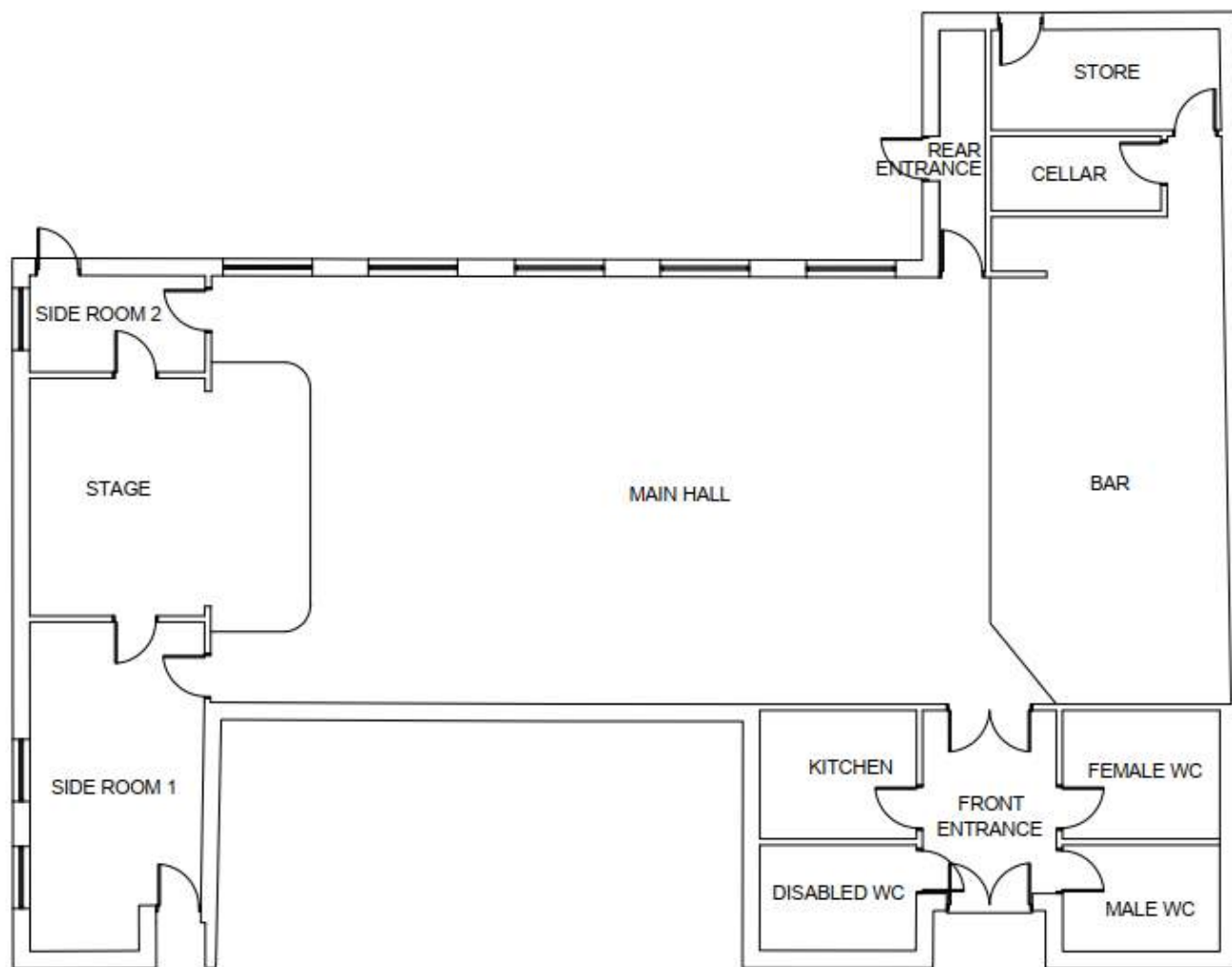
Rear of social club



Existing elevations

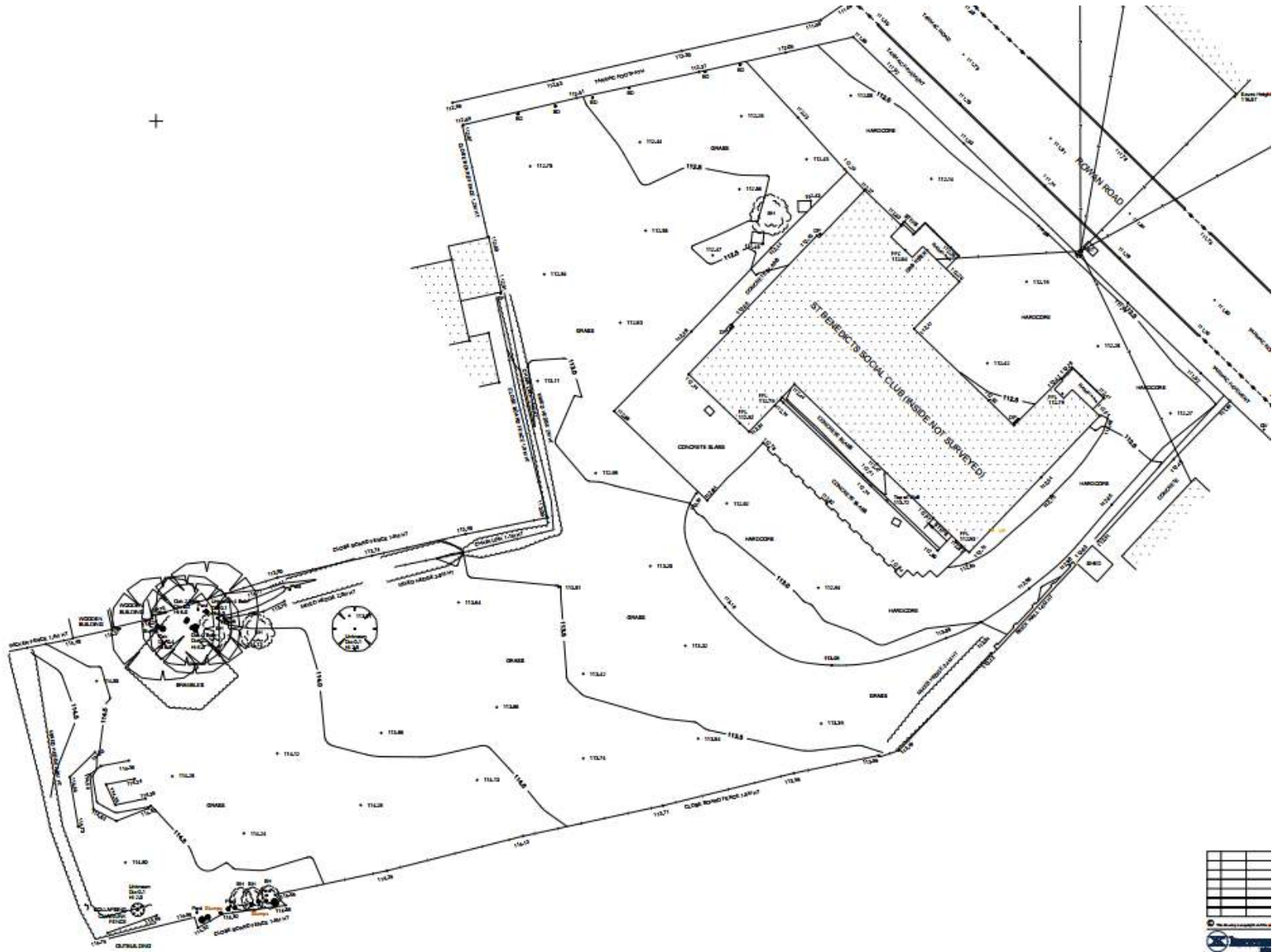


Existing floor plan



PLAN

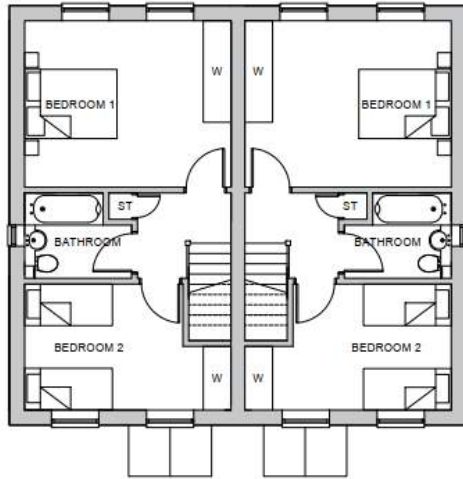
Existing layout



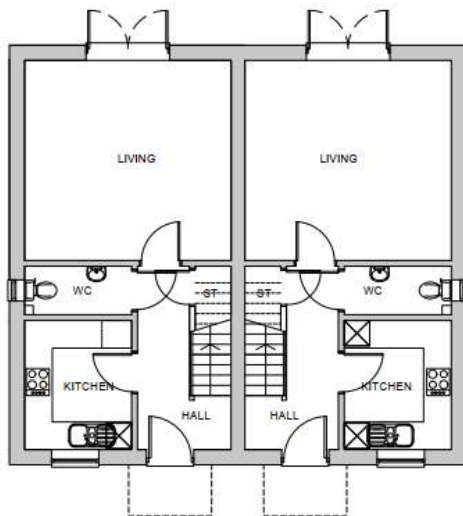
Site layout



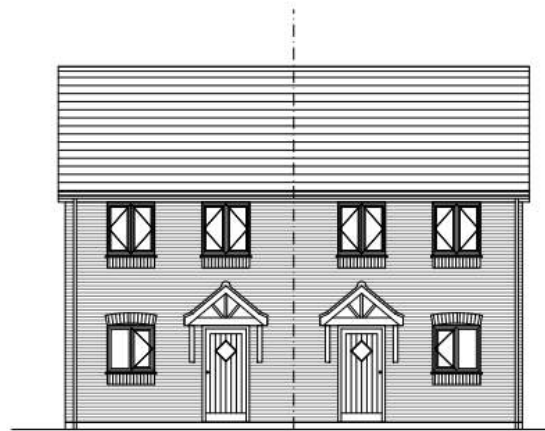
Plots 1 and 2



FIRST FLOOR



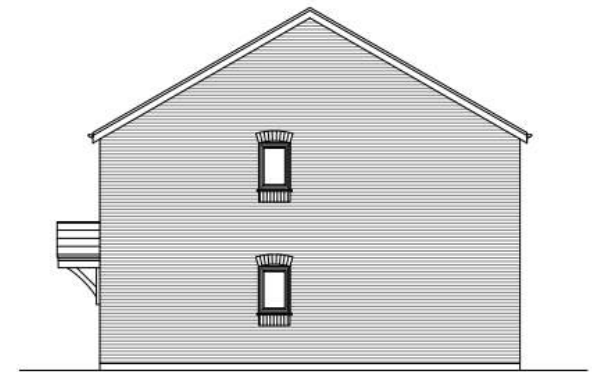
GROUND FLOOR



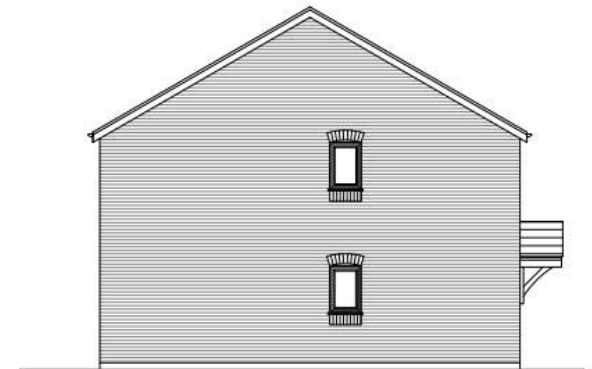
FRONT ELEVATION (ROWAN ROAD)



REAR ELEVATION



SIDE ELEVATION



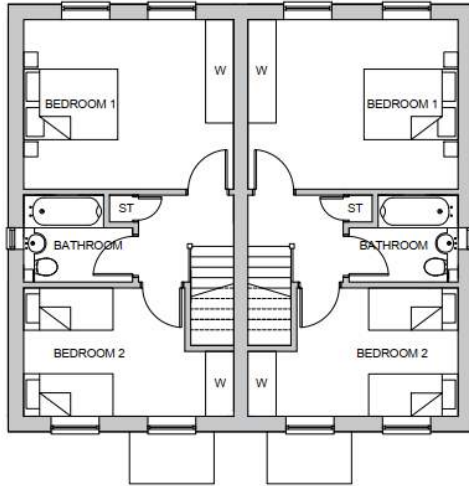
SIDE ELEVATION

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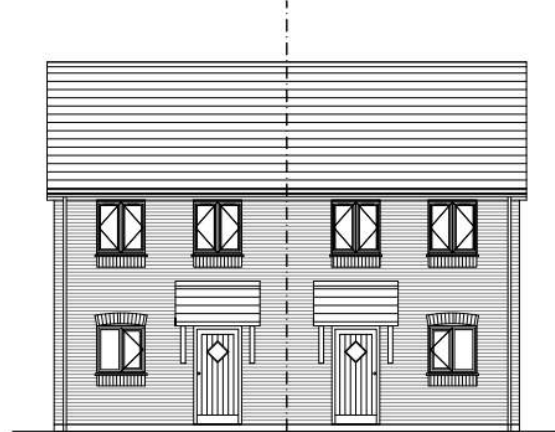
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	CLIENT BIRMINGHAM ROMAN CATHOLIC DIOCESAN TRUSTEES REGISTERED AS TRUSTEE OF BIRMINGHAM DIOCESAN TRUST, REGISTERED CHARITY NUMBER 234216	
	PROJECT RESIDENTIAL DEVELOPMENT ST BENEDICTS SOCIAL CLUB, ROWAN ROAD, REDDITCH, B97 6NB	
	TITLE PLOTS 1&2 PLANS AND ELEVATIONS	

0 1 2 3 4 5 6 7 8 9 10

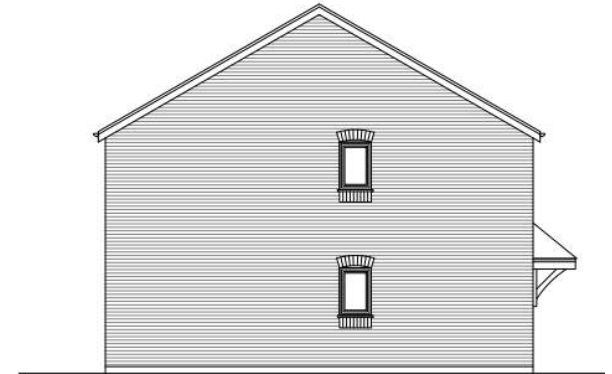
Plots 3 and 4



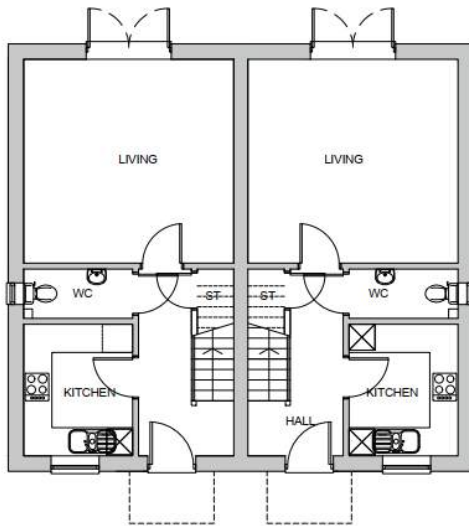
FIRST FLOOR



FRONT ELEVATION (ROWAN ROAD)



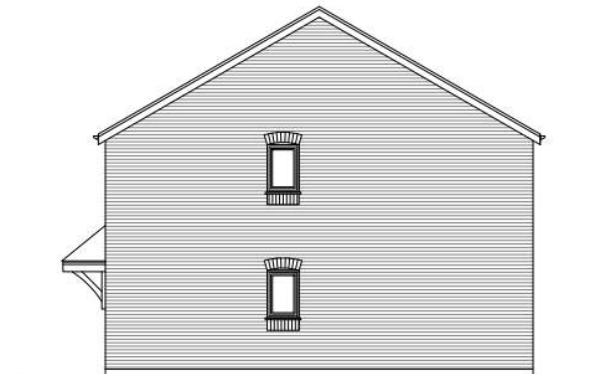
SIDE ELEVATION



GROUND FLOOR



REAR ELEVATION



SIDE ELEVATION

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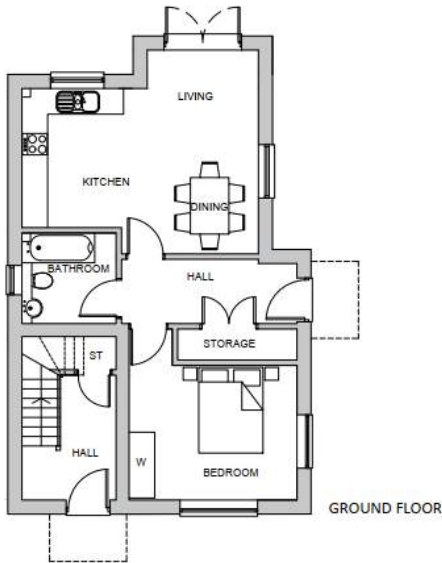
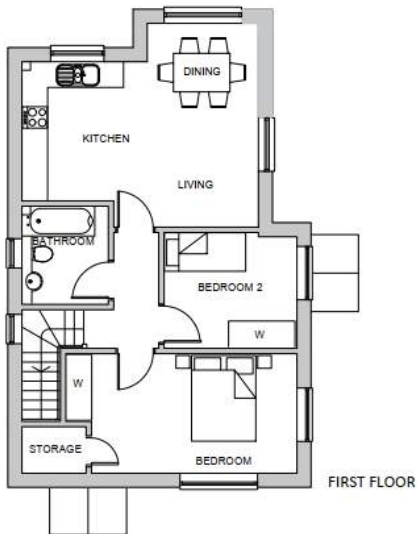


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BIRMINGHAM DIOCESAN TRUST INC. INCORPORATED IN ENGLAND 2347116

Plots 5 and 6



FRONT ELEVATION (ROWAN ROAD)



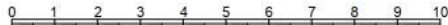
SIDE ELEVATION (FOXLYDIATE CRESCENT)



REAR ELEVATION

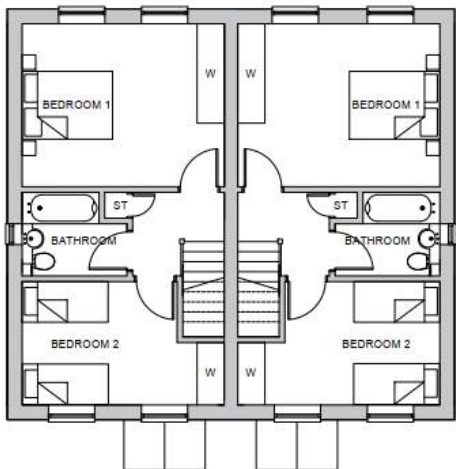


SIDE ELEVATION

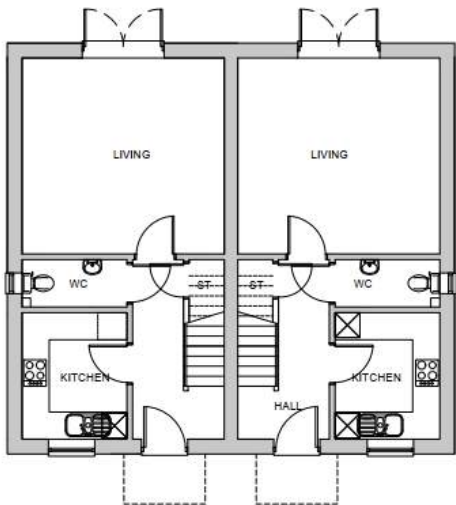


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PROJECT	RESIDENTIAL DEVELOPMENT ST BENEDICTS SOCIAL CLUB, ROWAN ROAD, REDDITCH, B97 6NB
TITLE	PLOT 5&6 PLANS AND ELEVATIONS

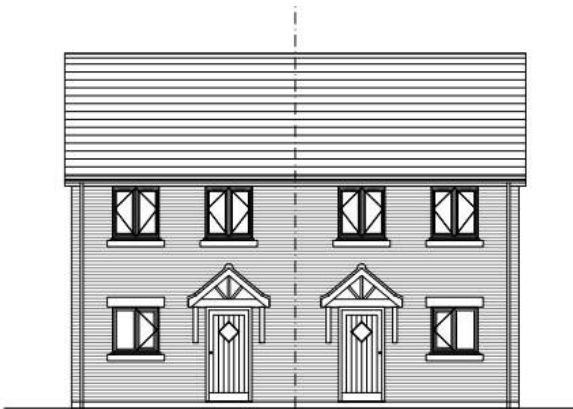
Plots 7 and 8



FIRST FLOOR



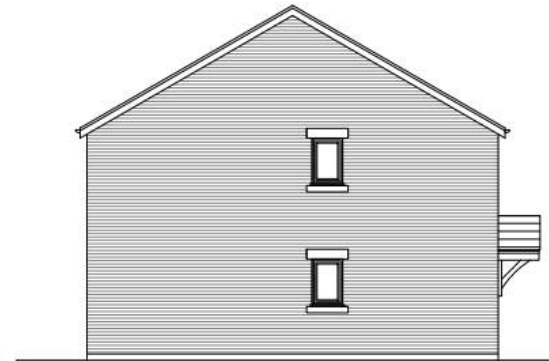
GROUND FLOOR



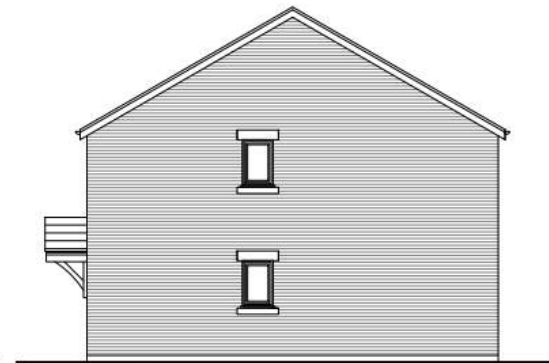
FRONT ELEVATION (ROWAN ROAD)



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

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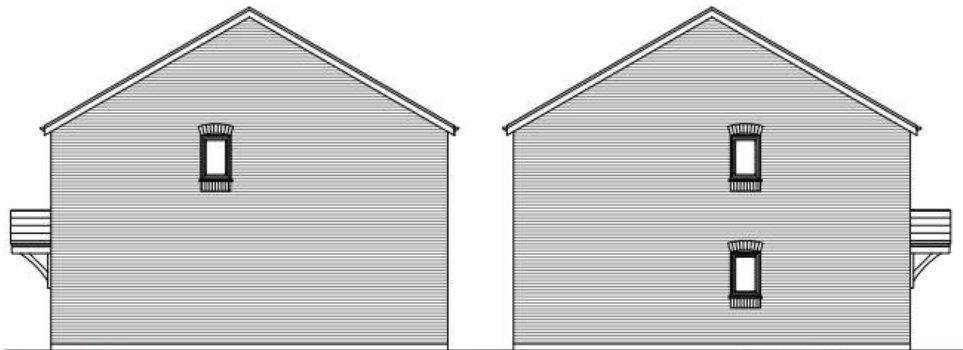
CLIENT	BIRMINGHAM ROMAN CATHOLIC DIOCESAN TRUSTEES REGISTERED AS TRUST BIRMINGHAM DIOCESAN TRUST, REGISTERED CHARITY NUMBER 234216
PROJECT	RESIDENTIAL DEVELOPMENT ST BENEDICTS SOCIAL CLUB, ROWAN ROAD, REDDITCH, B97 6NB
TITLE	PLOTS 7&8 PLANS AND ELEVATIONS

0 1 2 3 4 5 6 7 8 9 10

Plots 9, 10 and 11



FRONT ELEVATION (ROWAN ROAD)



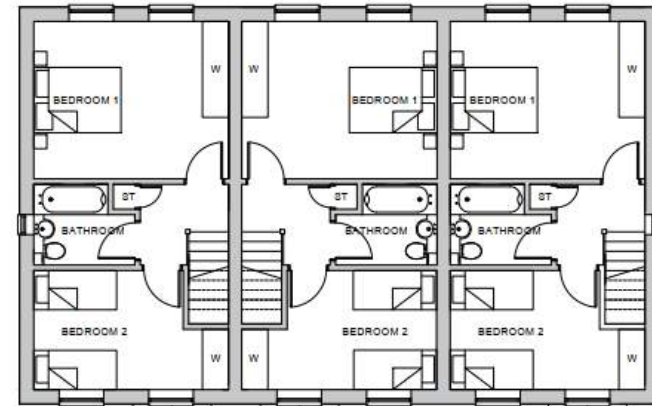
SIDE ELEVATION

SIDE ELEVATION

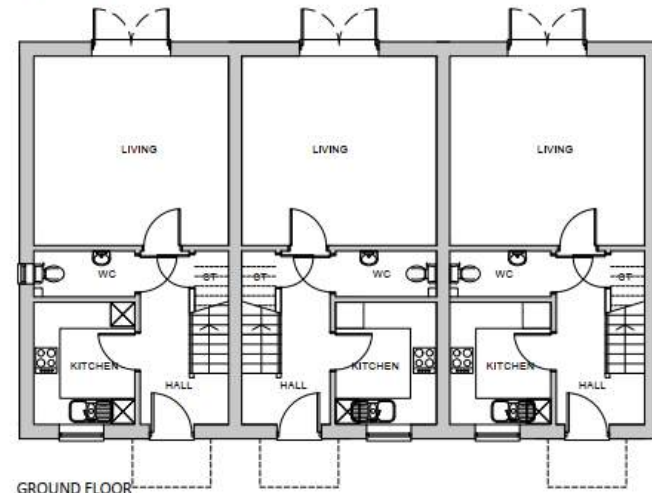


REAR ELEVATION

0 1 2 3 4 5 6 7 8 9 10



FIRST FLOOR



GROUND FLOOR

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PROJECT RESIDENTIAL DEVELOPMENT
ST BENEDICTS SOCIAL CLUB, ROWAN ROAD, REDDITCH, B97 6NB

TITLE PLOTS 9&10&11 PLANS AND ELEVATIONS

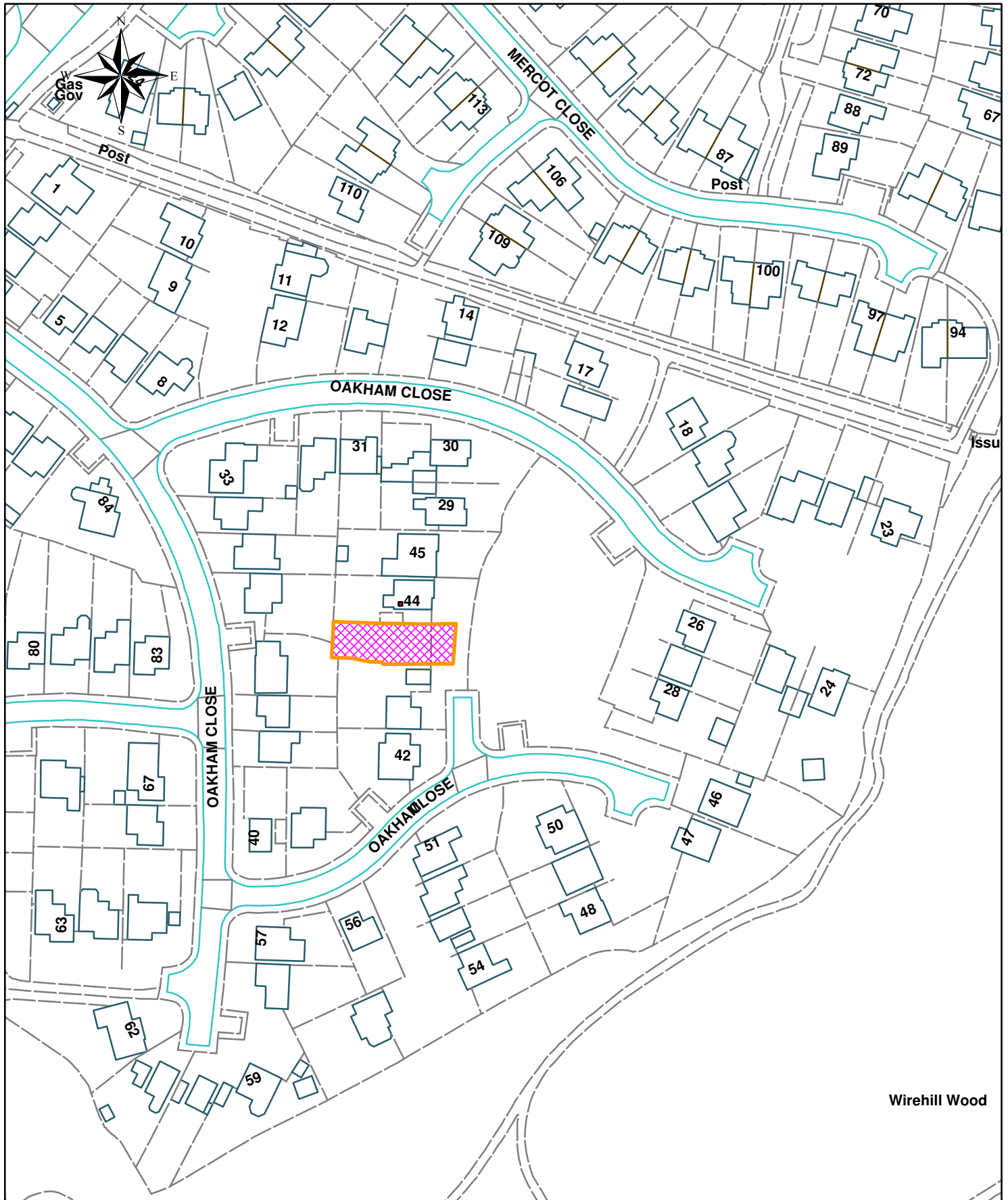
Street elevations



ROWAN ROAD STREET ELEVATION



FOXLYDIAT CRESCENT STREET ELEVATION



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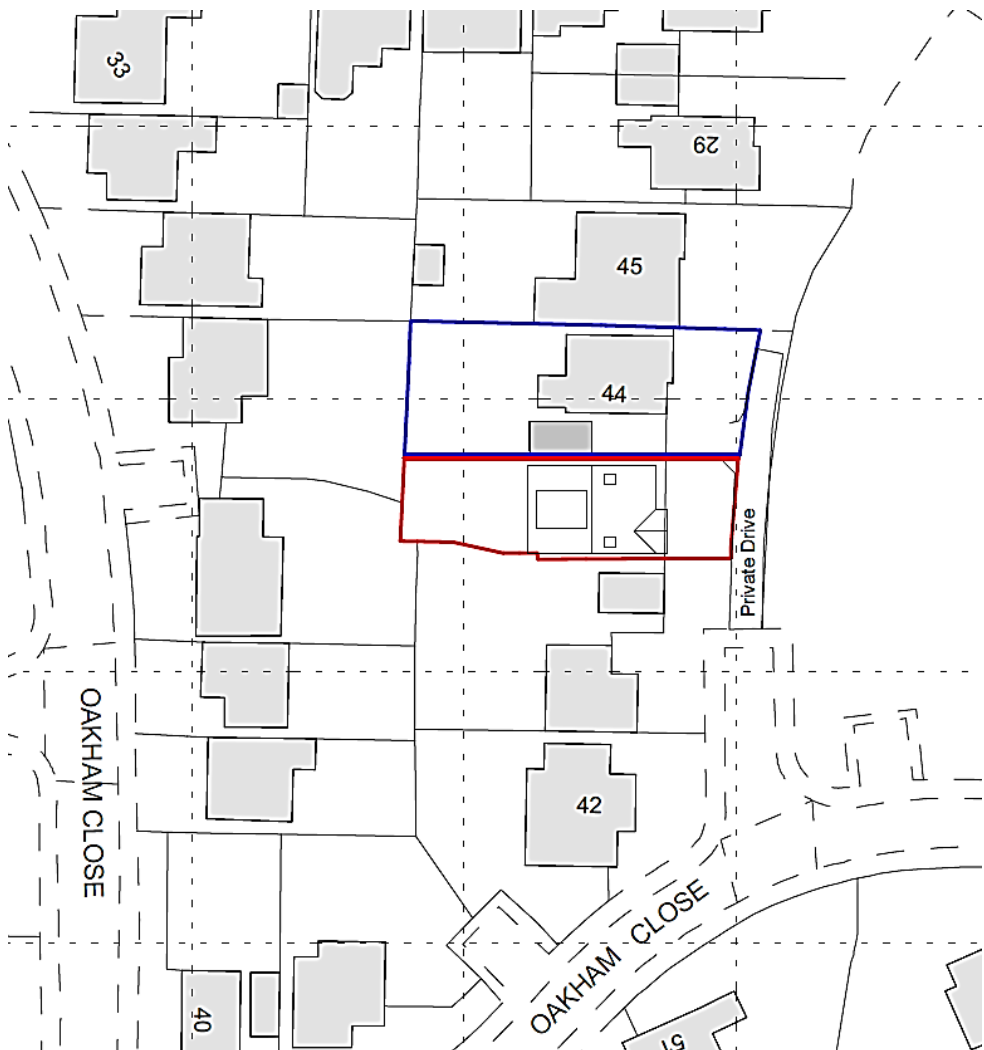
20/00328/REM

44 Oakham Close, Redditch, B98 7YG

Reserved Matters Application for the Erection of a
Dwelling

Recommendation: Approve

Site Location



Satellite View



44 Oakham Close



View from drive of 45 Oakham Close towards 44 Oakham Close



View of site and 43 Oakham Close



Existing Site



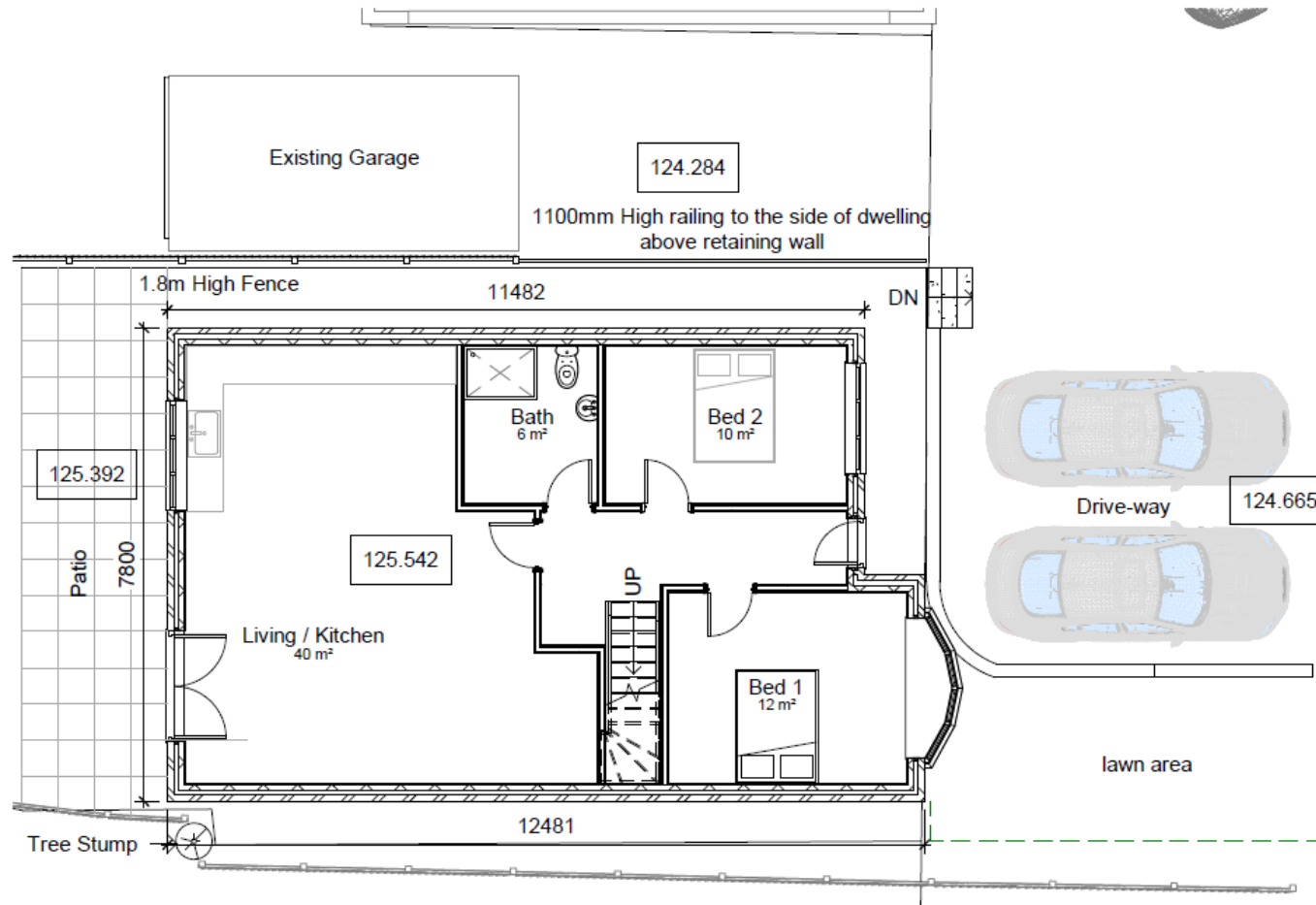
View from site towards 36 and 37 Oakham Close



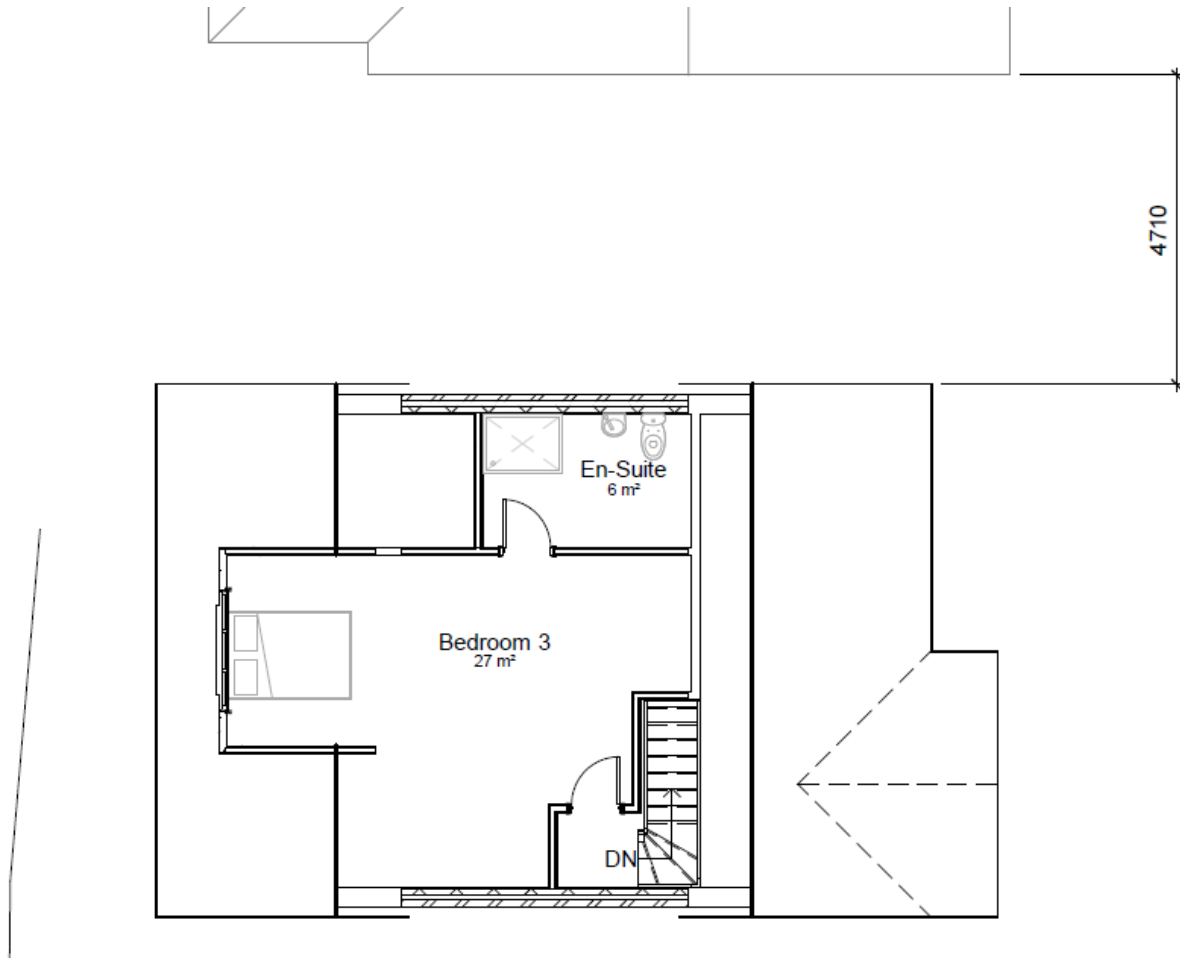
View from site towards 37 and 38 Oakham Close



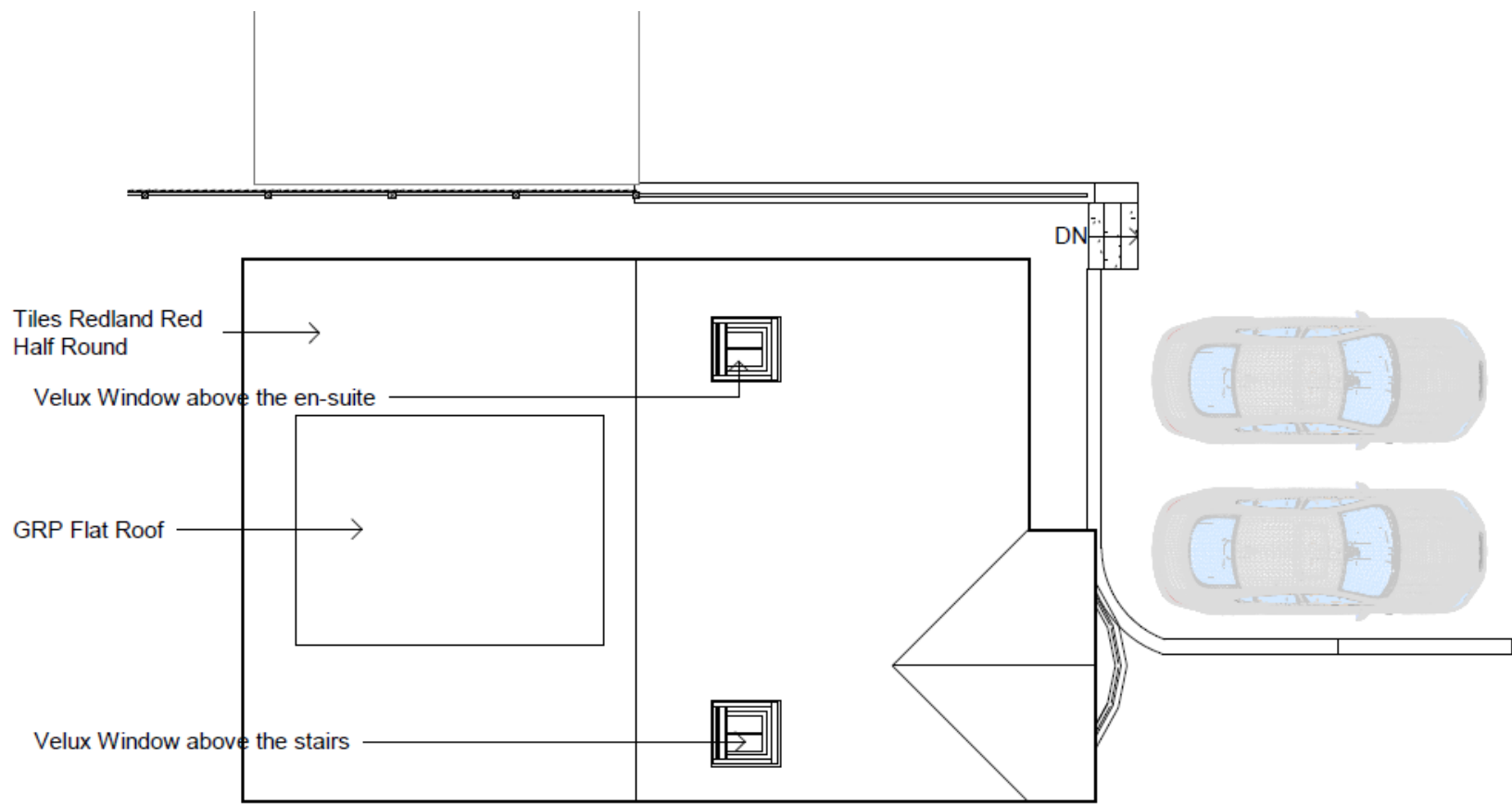
Proposed Ground Floor Plan



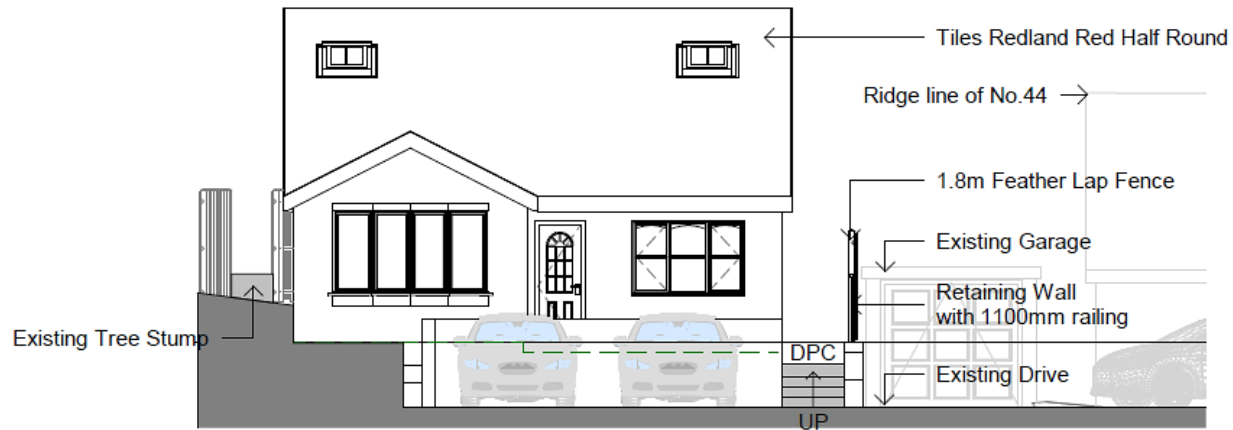
Proposed First Floor Plan



Proposed Roof Plan

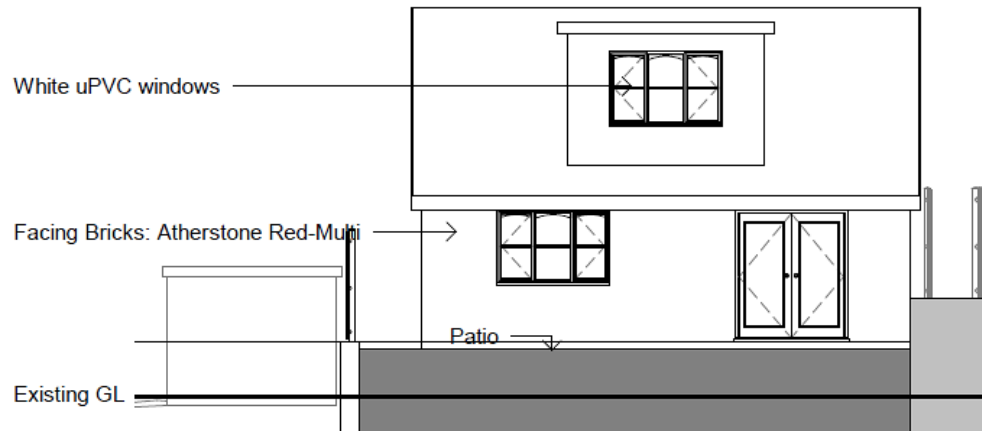


Front and Rear Elevations



Front Elevation - Proposed

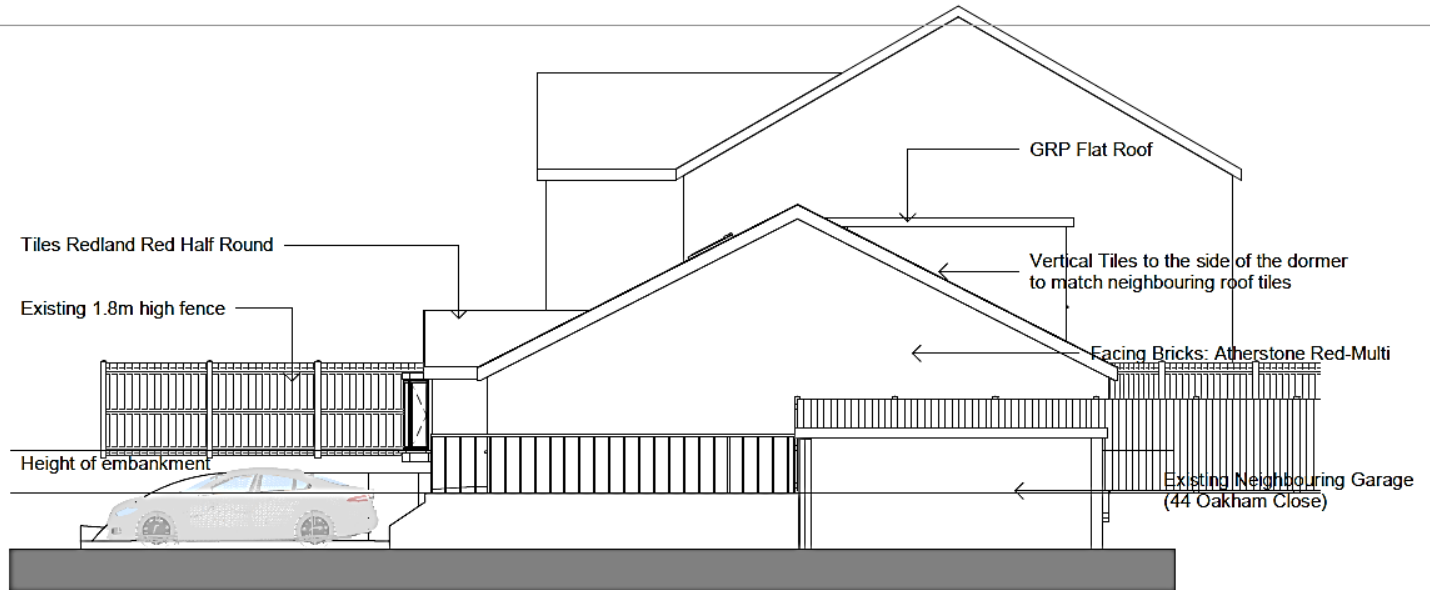
1 : 100



Rear Elevation - Proposed

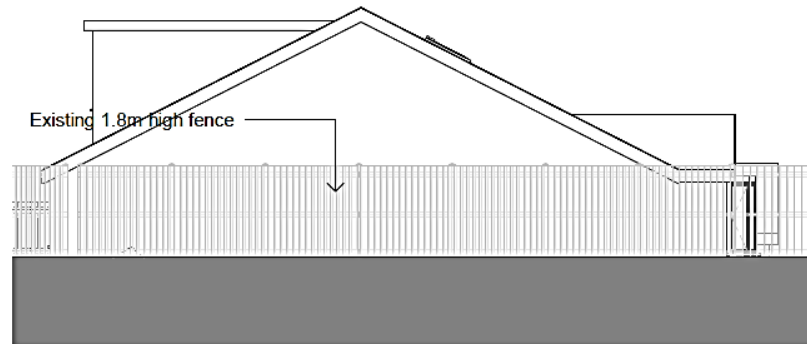
1 : 100

Proposed Side Elevations

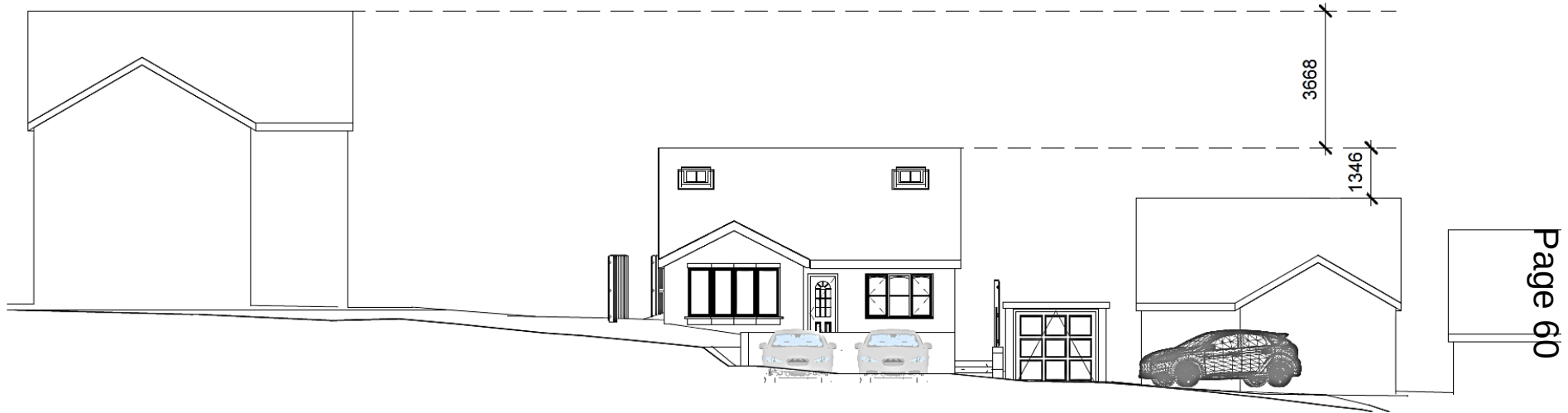


Side 1 Elevation - Proposed

1 : 100



Proposed Street Scene



Street Scene

1 : 200

3D Illustrative View



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