

# Site Plans and Presentations Pack



## Planning Committee

Wed 13 Jan  
2021  
7.00 pm

Virtual Meeting

**REDDITCH** BOROUGH COUNCIL

*making  
a  
difference*

[www.redditchbc.gov.uk](http://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](mailto:sarah.sellers@bromsgroveandredditch.gov.uk)**



# Planning

COMMITTEE

Wednesday, 13th January, 2021

7.00 pm

Virtual Meeting

## 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 20/00188/OUT - 5 Bates Hill Redditch B97 4AN - Doosqam Developments (Pages 1 - 14)
7. Application 20/01299/FUL - Arrow Valley Country Park Battens Drive Redditch B98 0LJ - Robert Heard on behalf of Redditch Borough Council (Pages 15 - 24)
8. Application 20/01340/FUL - Morton Stanley Country Park Windmill Drive Redditch - Jackie Boreham on behalf of Redditch Borough Council (Pages 25 - 34)
9. Application 20/01320/S73 - Redditch Trades and Labour Club 38-40 Bromsgrove Road Redditch B97 4RJ - Accord Housing Group (Pages 35 - 50)
10. Consultation on Planning Application reference 19/00976/HYB (Bromsgrove District Council) - Brockhill East Winyates Lane Redditch - Persimmon Homes (Pages 51 - 64)

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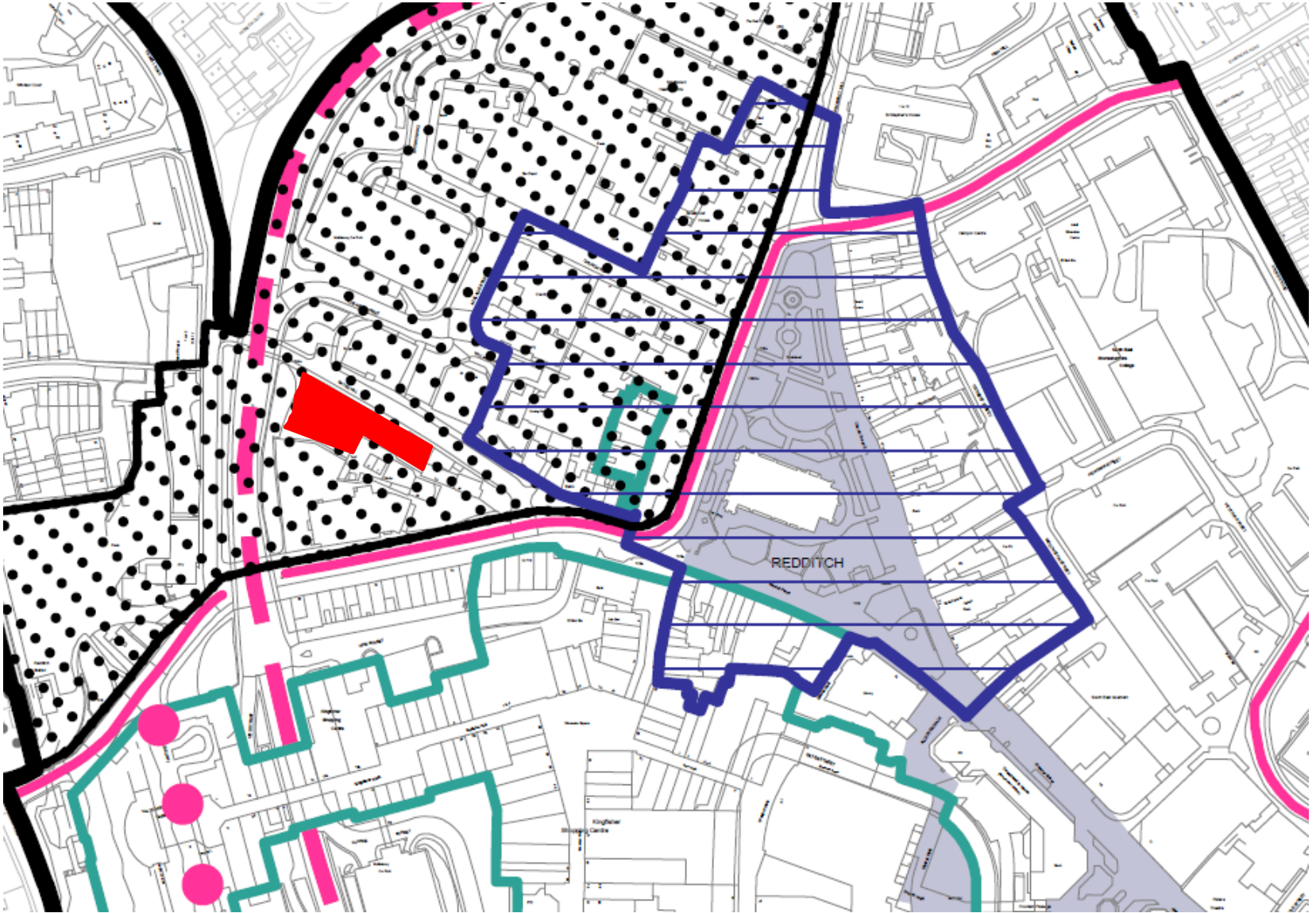
# 20/00188/OUT

Redevelopment of site, including demolition of existing structures, for mixed-use commercial (flexible uses covering A1, A2 and B1) and residential development.

5 Bates Hill

Redditch

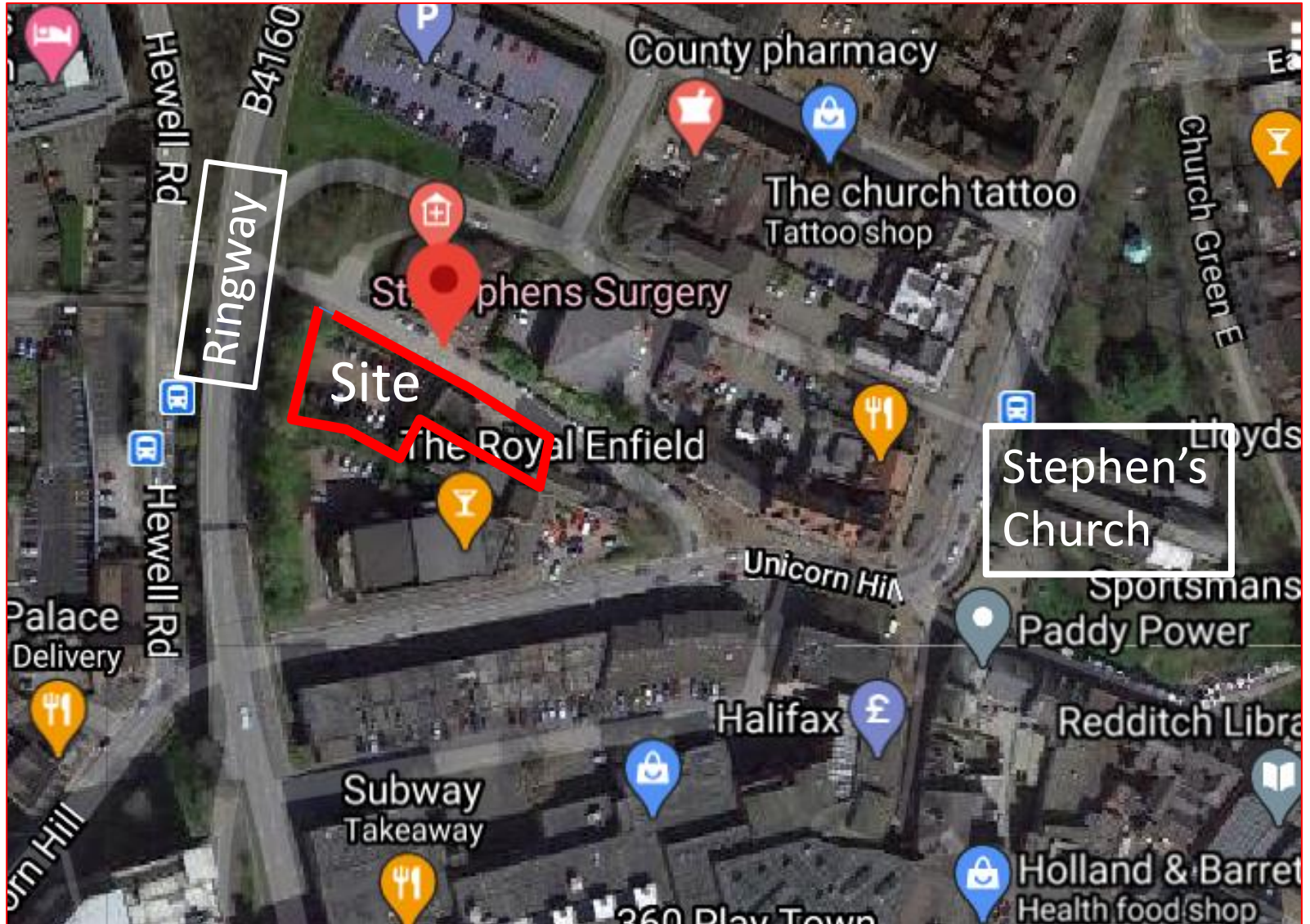
Recommendation: Approve



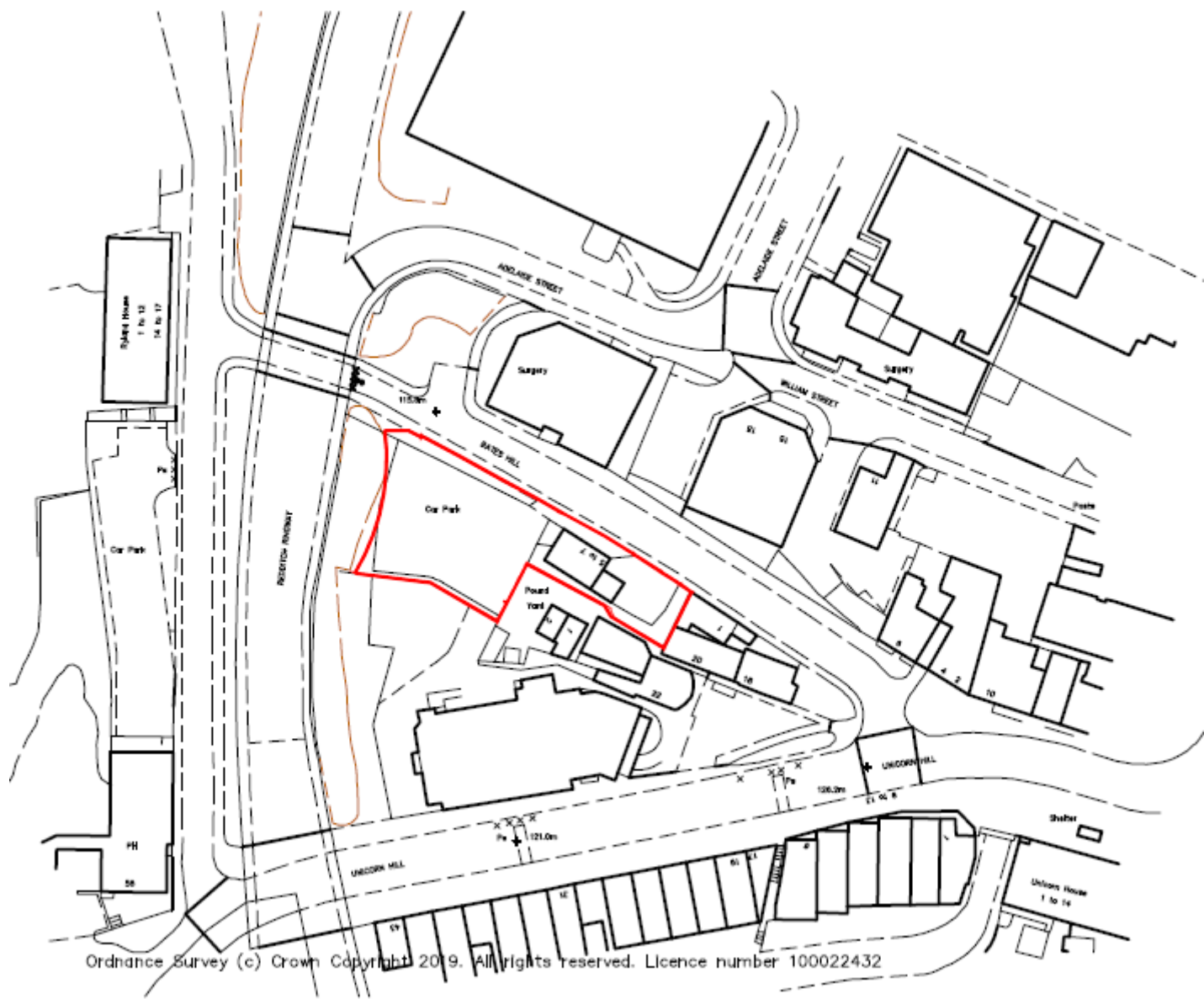
Town Centre Inset Map -  
extract



# Site Location



# Site Plan



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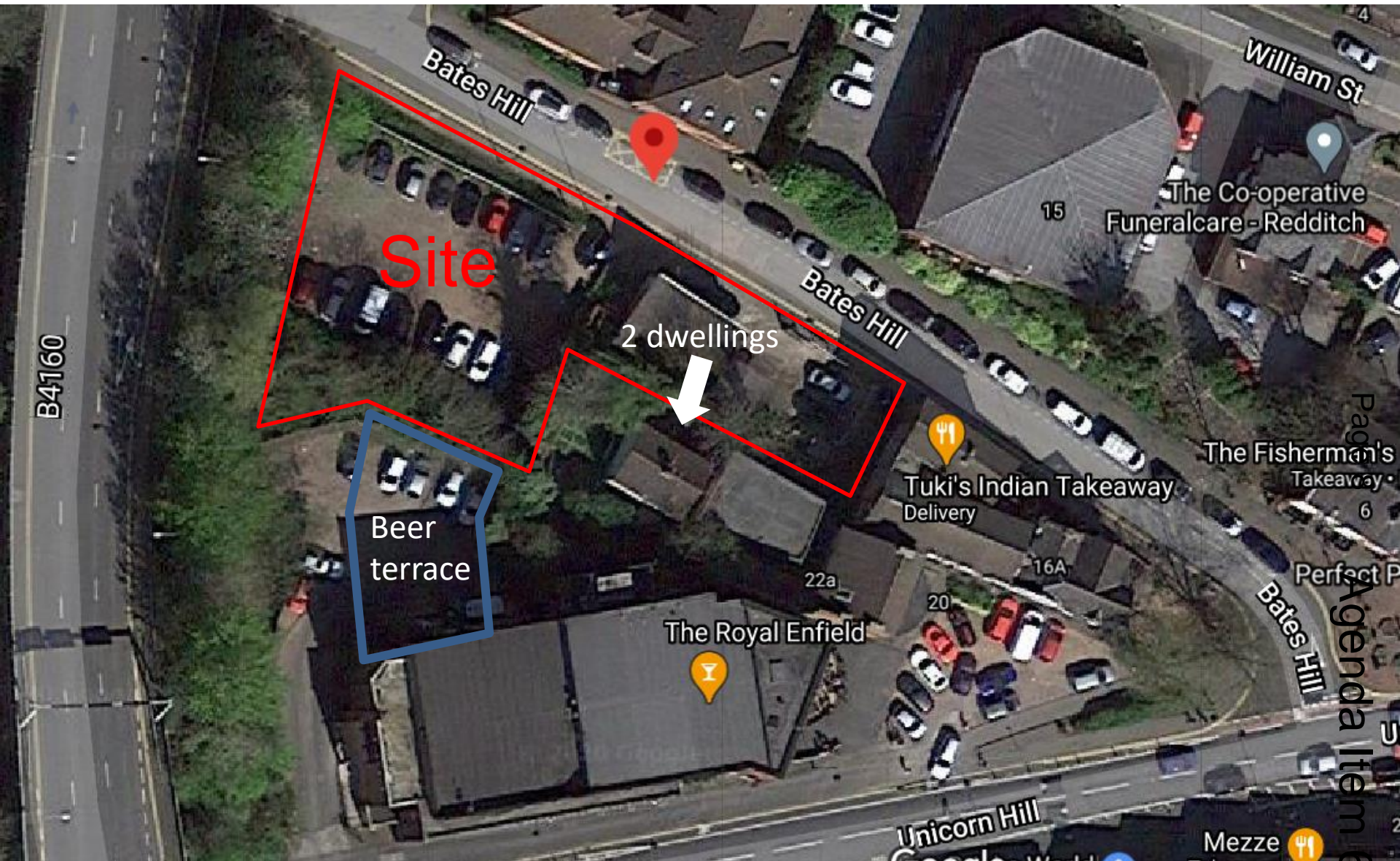












B4160

Site

2 dwellings

Beer terrace

Bates Hill

Bates Hill

William St

The Co-operative  
Funeralcare - Redditch

Tuki's Indian Takeaway  
Delivery

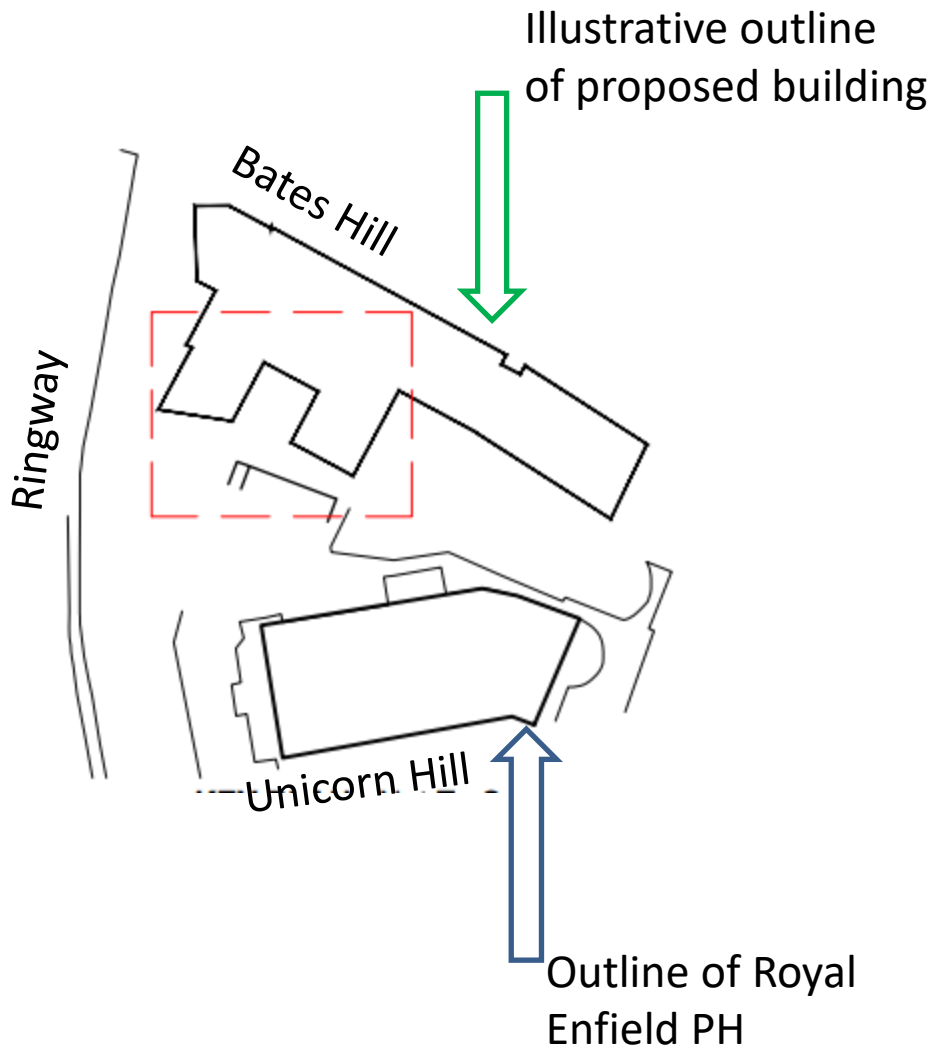
The Fisherman's  
Takeaway

The Royal Enfield

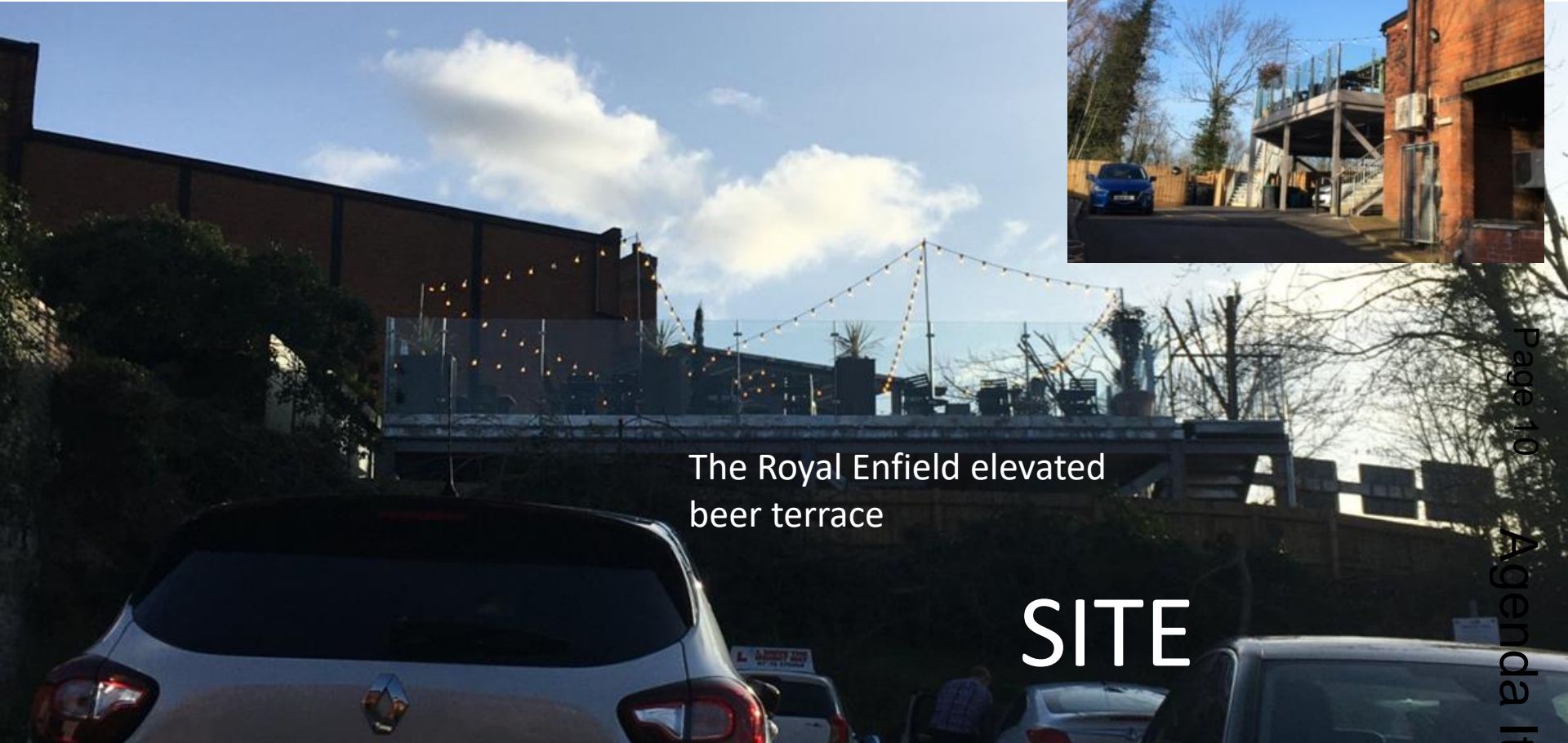
Unicorn Hill

Mezze

Agenda Item 5







The Royal Enfield elevated  
beer terrace

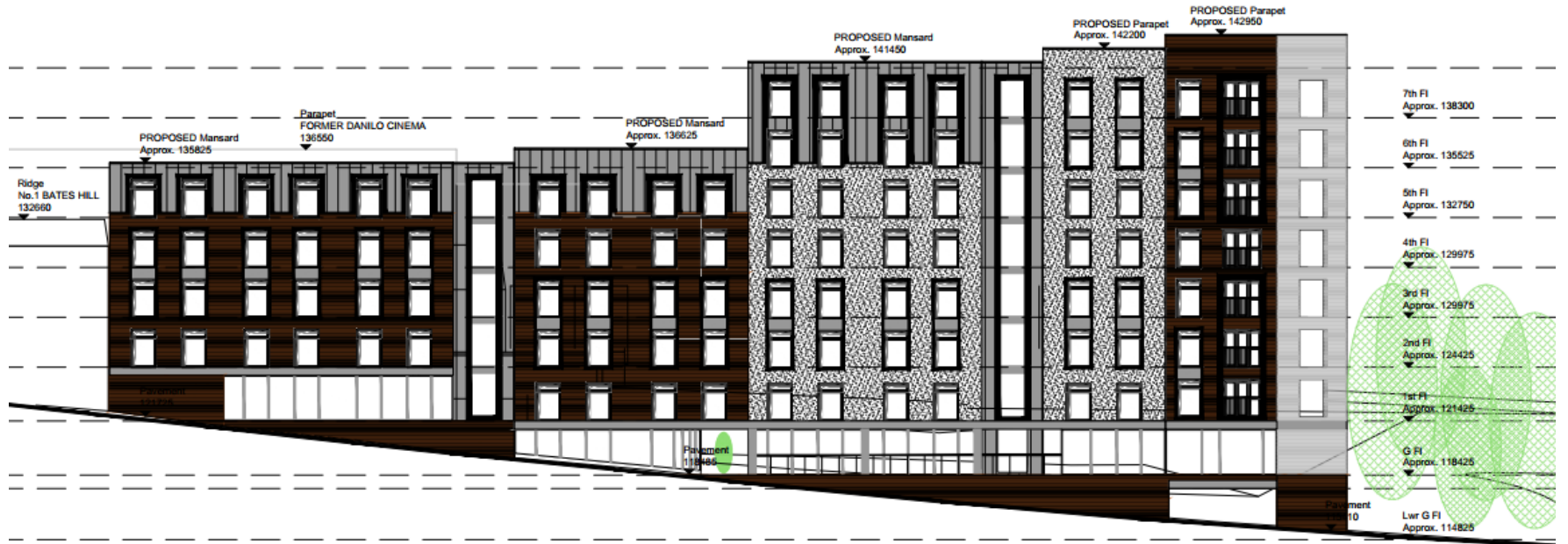
SITE





Pair of semi-detached dwellings





PROPOSED Indicative Street Elevation Along Bates Hill

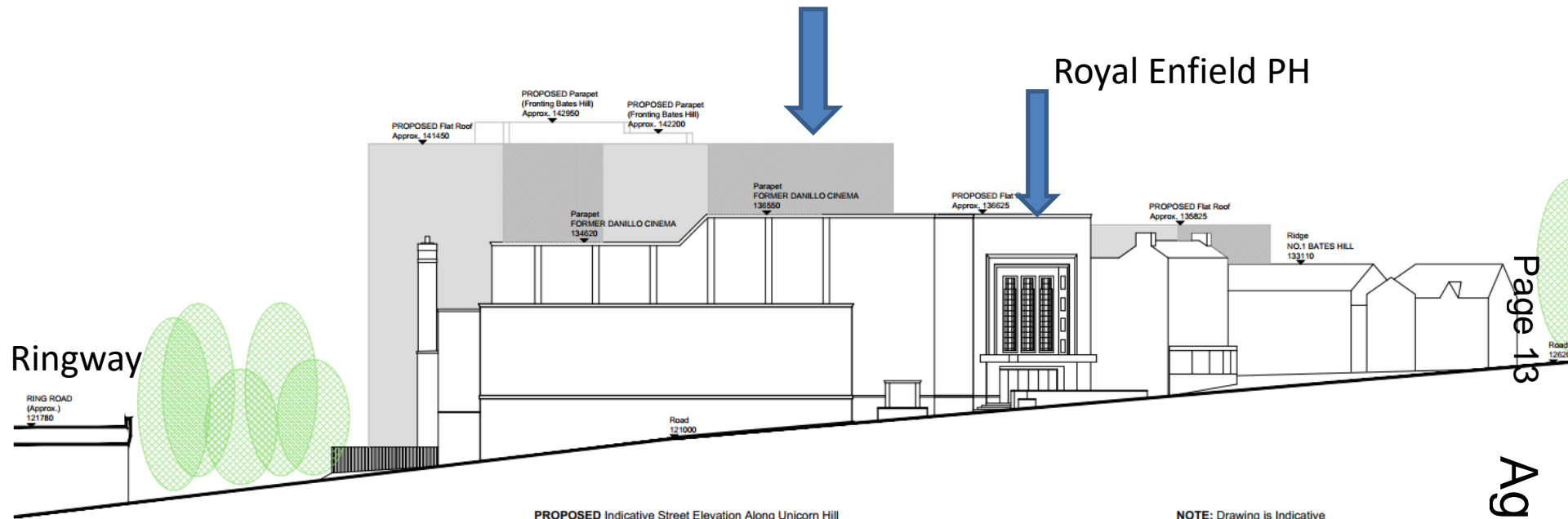
NOTE: Drawing is Indicative

Proposed illustrative elevation along Bates Hill



Illustrative outline of  
proposed building

Royal Enfield PH



NOTE: Drawing is Indicative  
Proposal Shown as Mass Only

Illustrative street elevation along Unicorn Hill

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20/01299/FUL

Installation of a Play Tower unit 9m in height

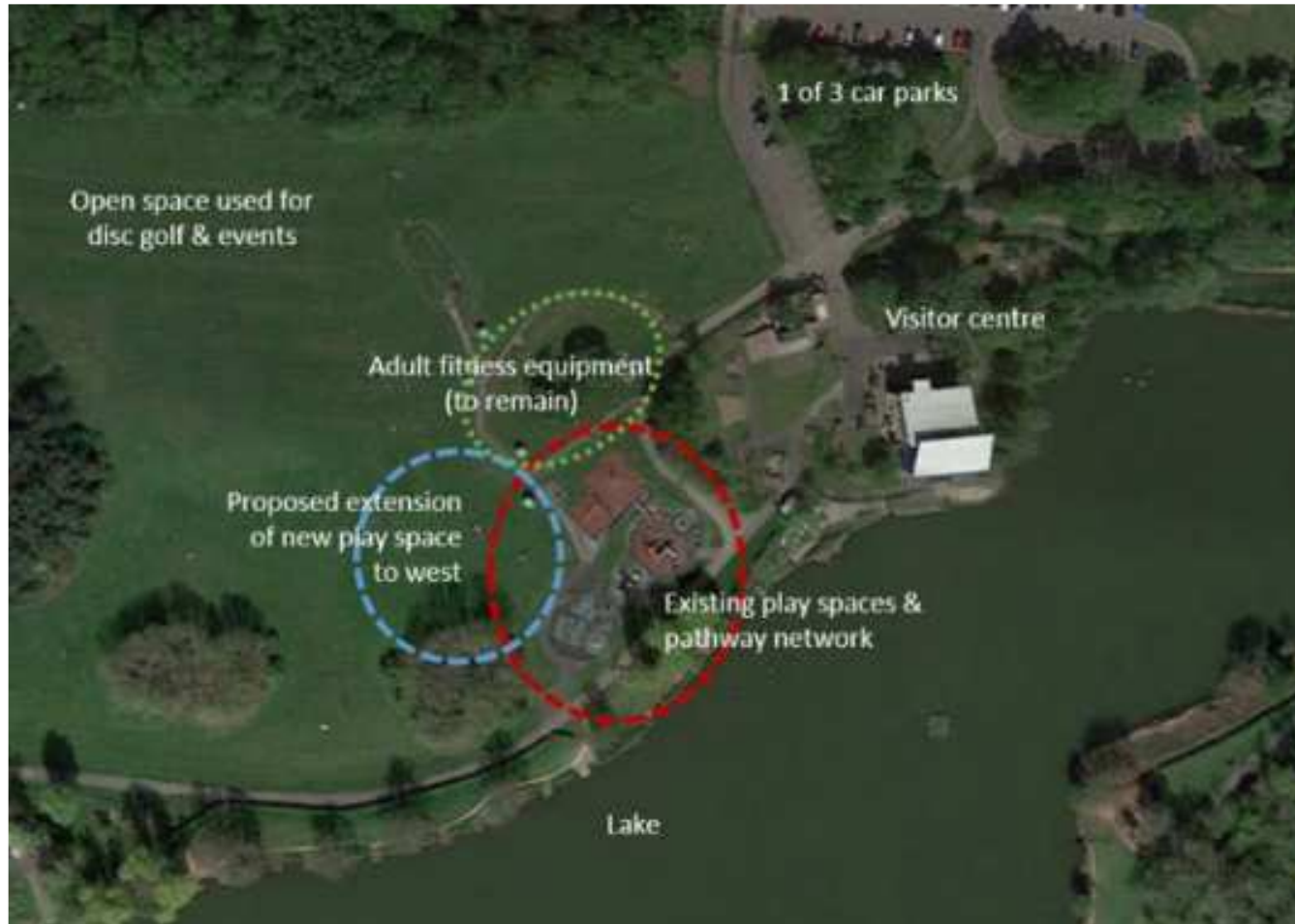
Arrow Valley Park, Battens Drive,  
Redditch, B98 0LJ

Recommendation: Approve

# Location Plan



# Site Plan

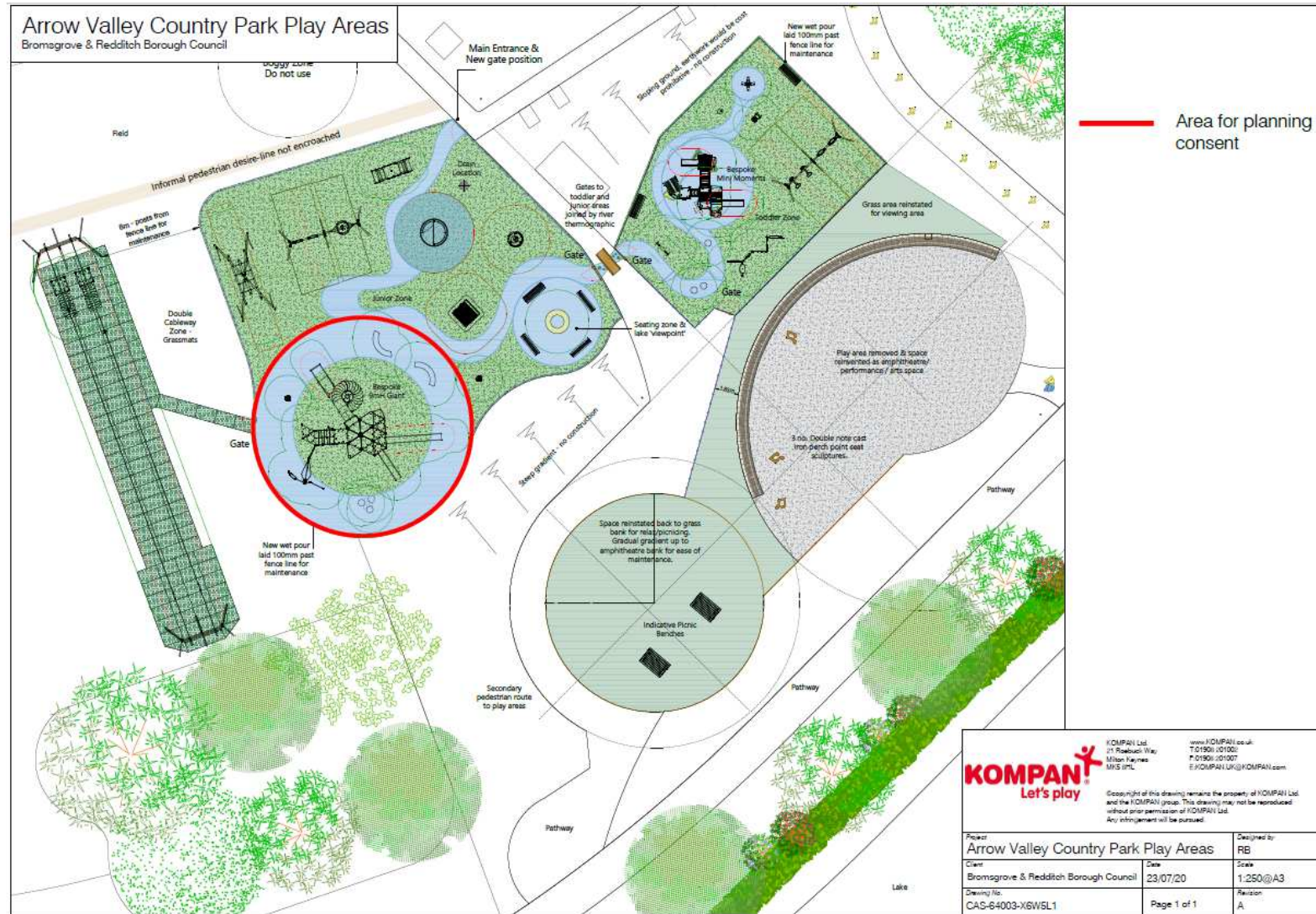


# Site Plan



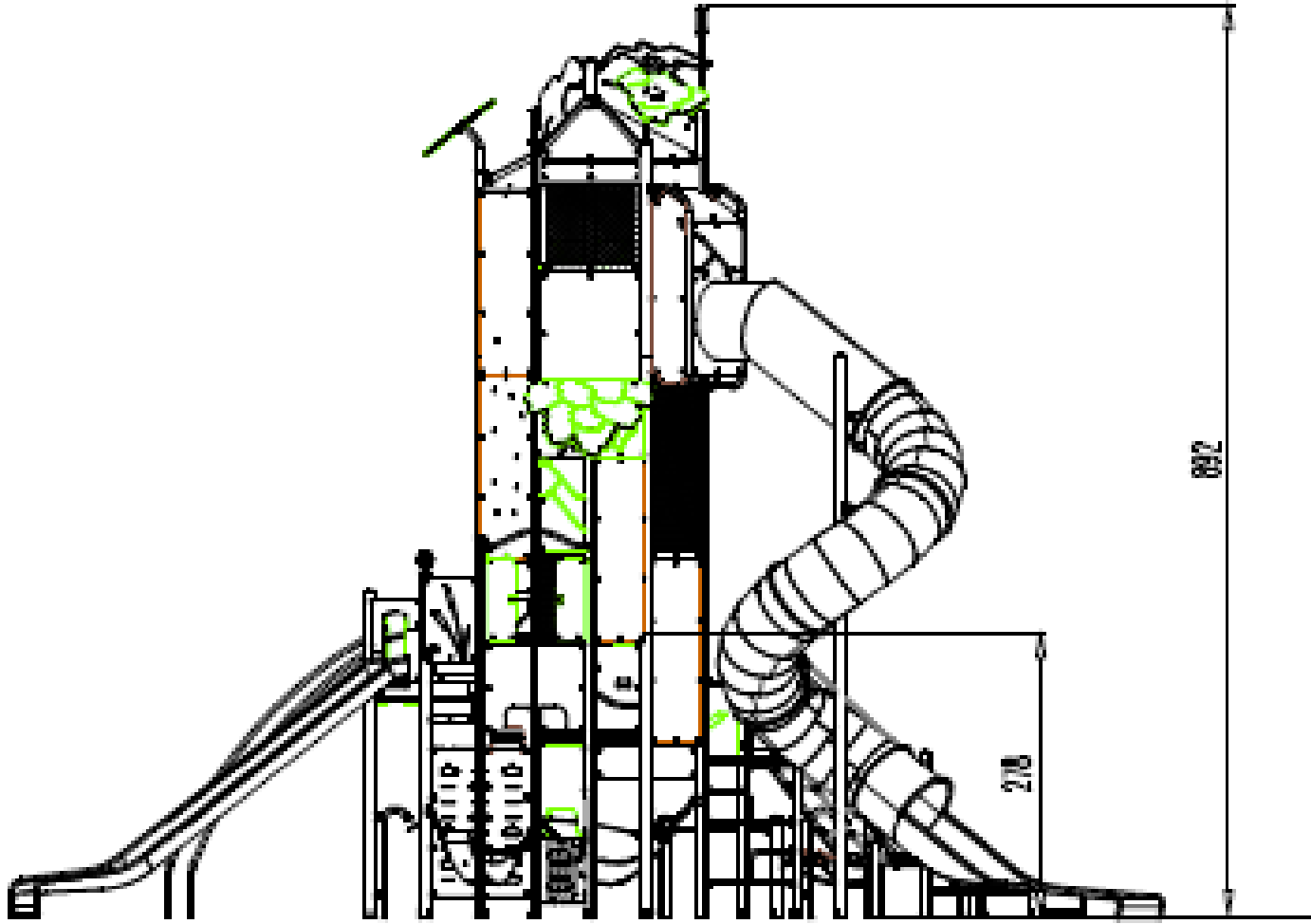


# Site Plan

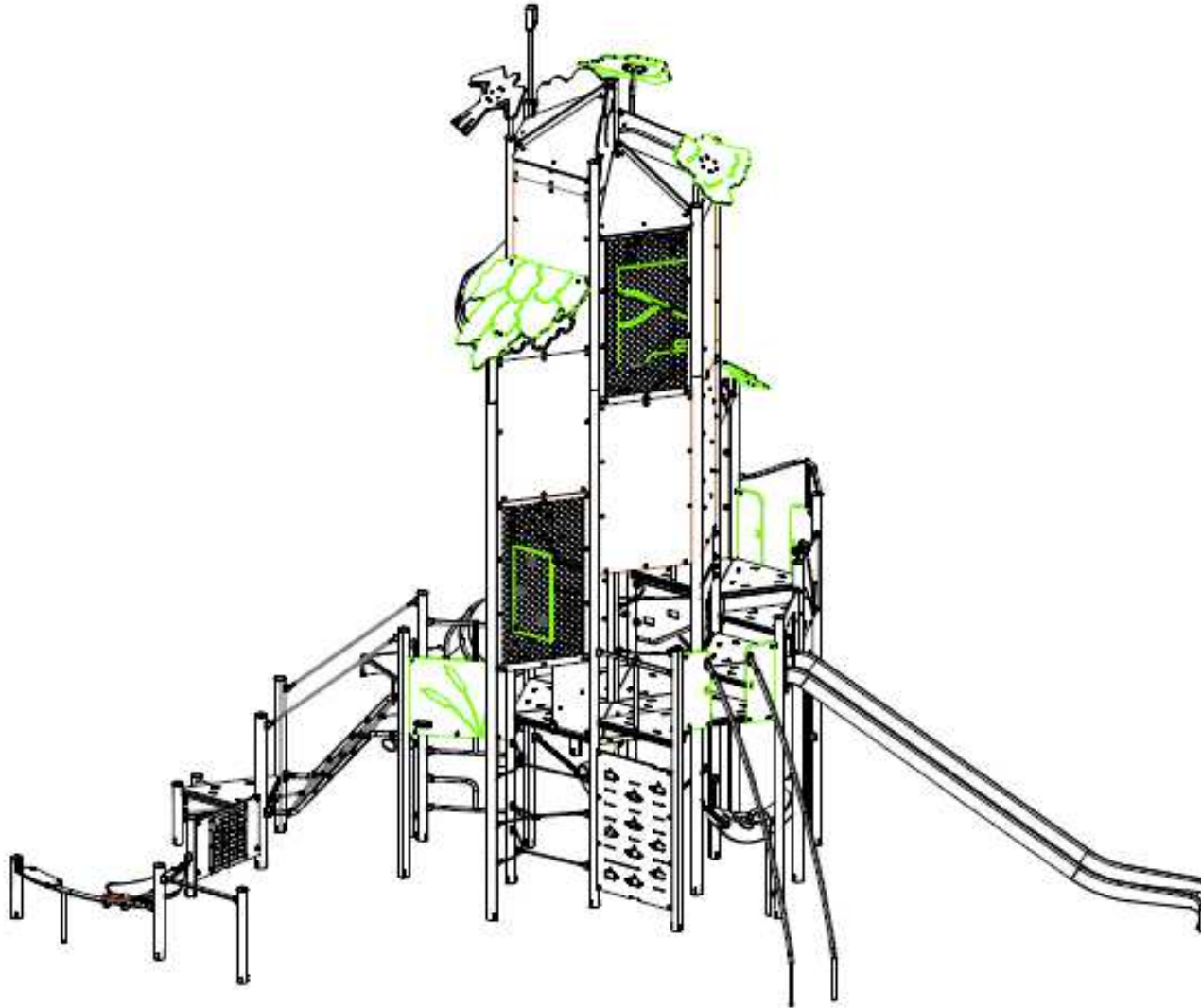




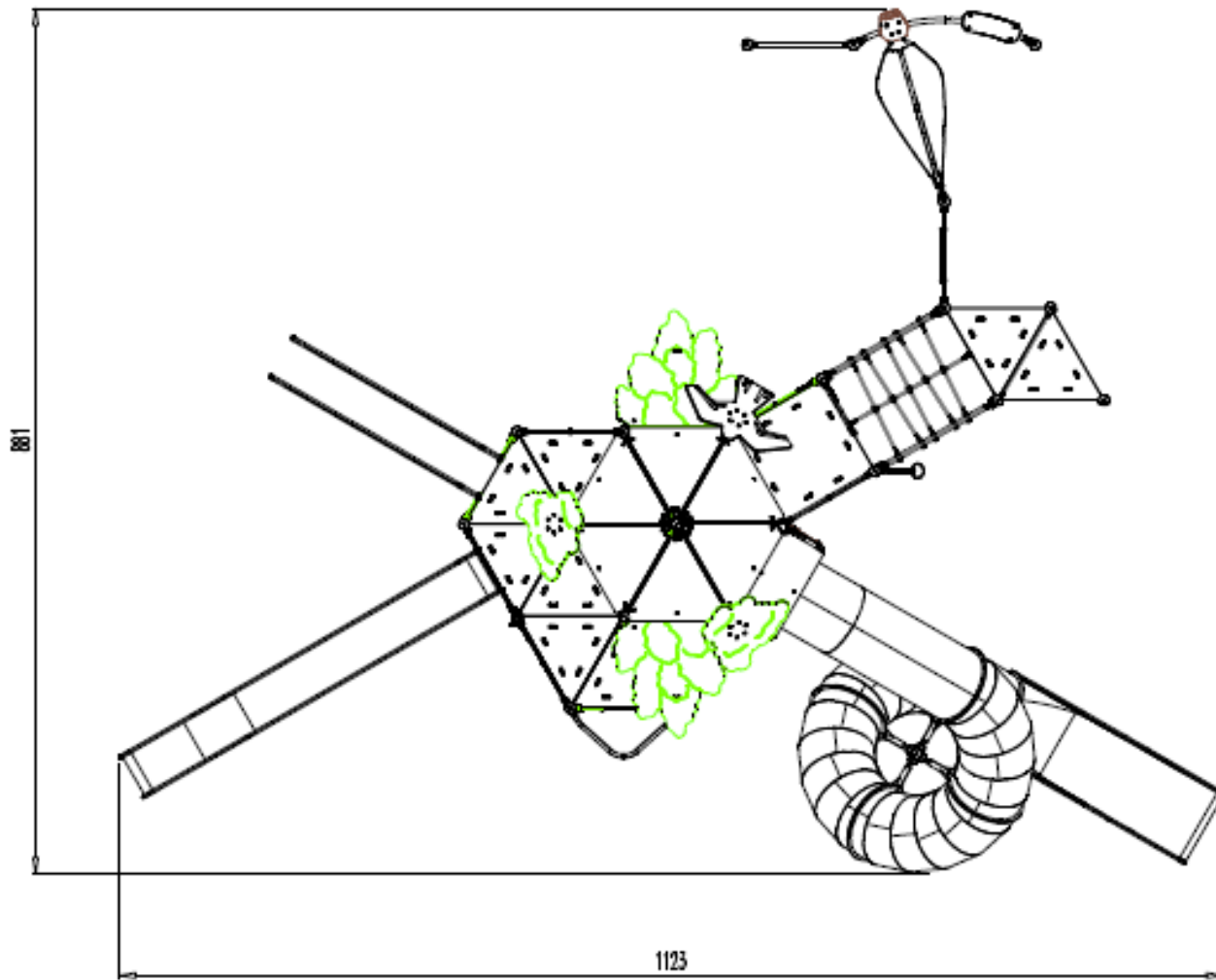
# Play Tower Drawings



# Play Tower Drawings



# Play Tower Drawings



# Play Tower Images



# Site Photo





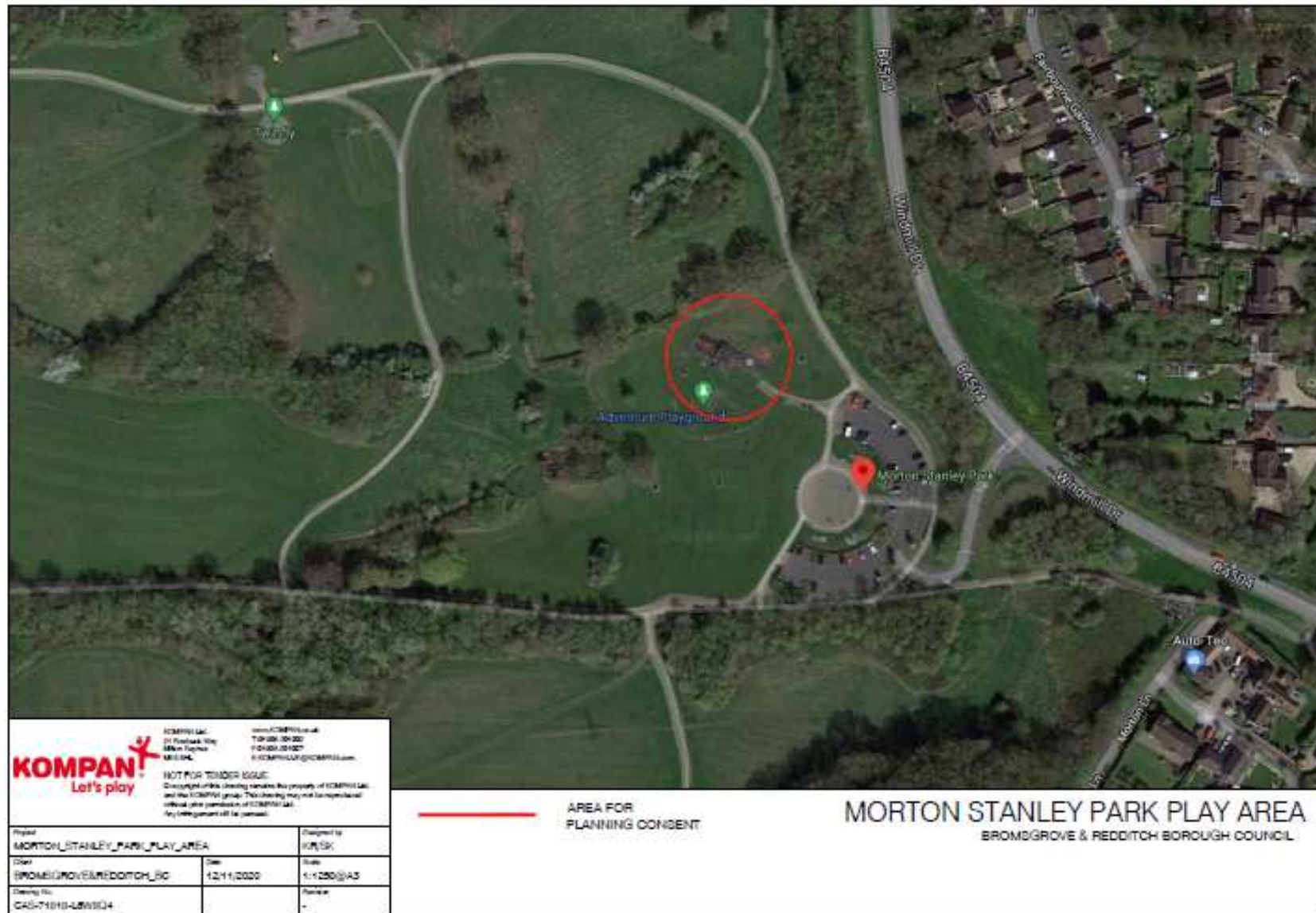
20/01340/FUL

4.7m play tower to form part of replacement  
play area

Morton Stanley Park, Windmill Drive,  
Redditch

Recommendation: Approve

# Location Plan



## Agenda Item 8



**KOMPANY**  
Let's play

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100 Orchard Street  
Singapore 238873  
www.kompantv.com

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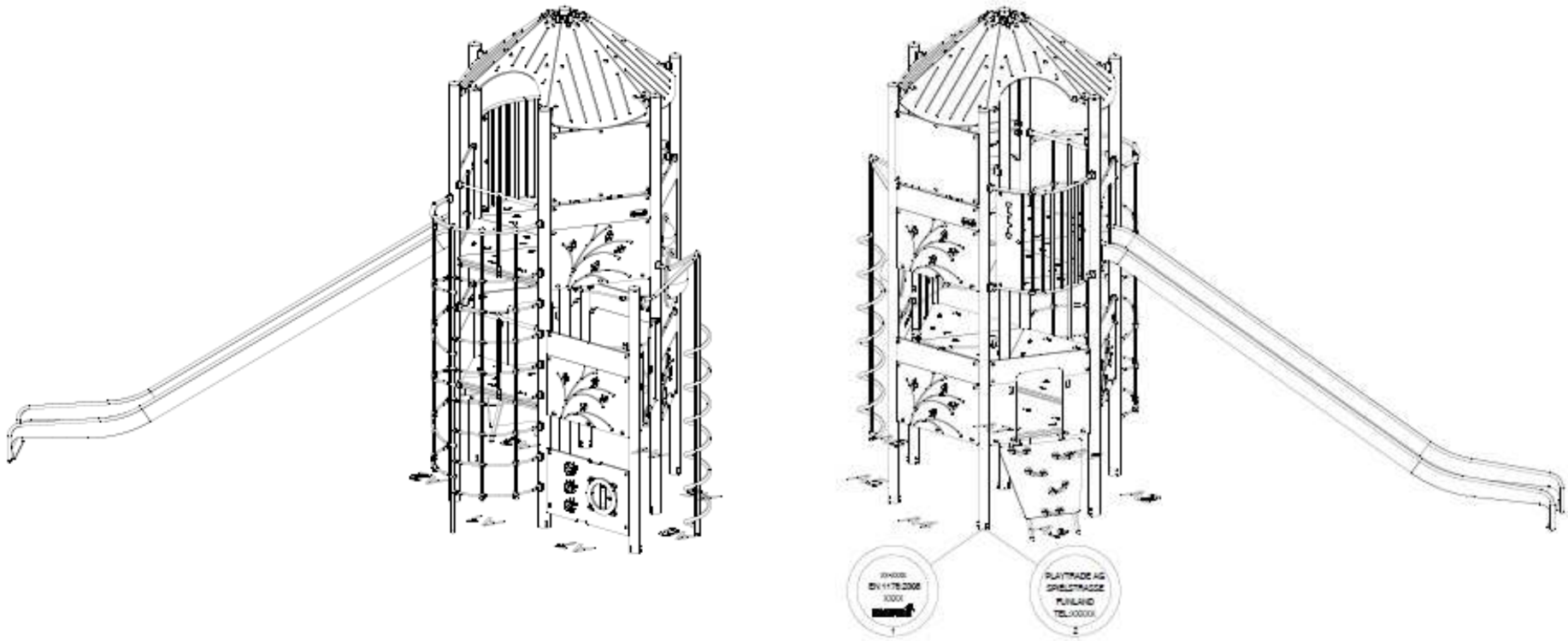
Player <b>MORTON_STANLEY_2499</b>	Designed by <b>SLK</b>
Station <b>REDOTV-OTRANSPORT_COUNCIL</b>	Date <b>05-06-2020</b>
Delivery No <b>CAS-70105-0591004</b>	Release 



# Site Plan

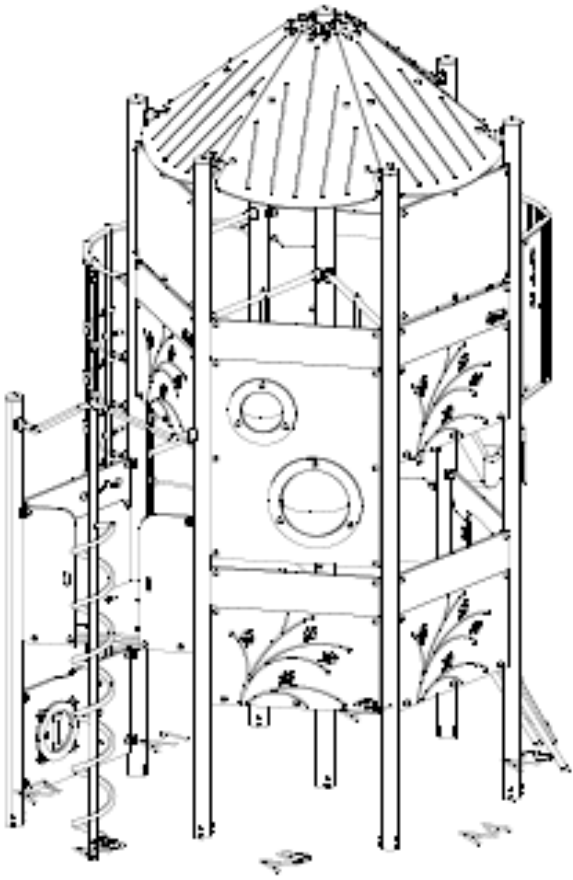


# Play Tower Drawings

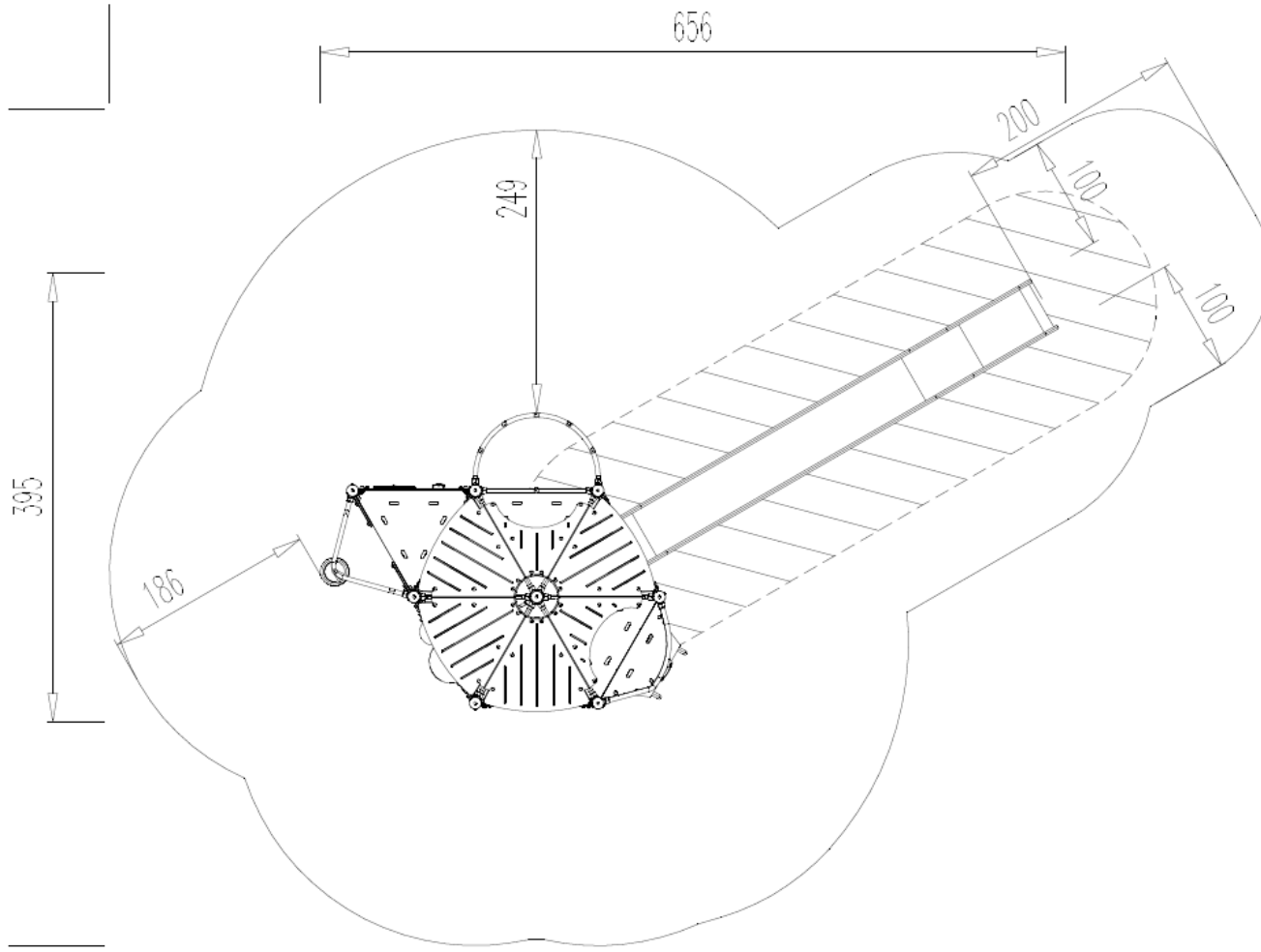




# Play Tower Drawings



# Play Tower Drawings



# Play Tower Images

**Morton Stanley Park**  
Morton Stanley's Farm Park  
Redditch Borough Council - PAGE 4 OF 5

**4.7m Tall!!!**

**Vertical Climbing Net**  
A challenging net to climb up to the top balcony with multiple access points around the tower. Use your imagination and race friends to the top and back down the tower again via different route!

**Roof & Balconies**  
Holds MORE than 30 Children!  
Challenge Imagination  
Tactile Panels & Lookout  
Steel Slide

**Bubble Windows**  
Climb up through the multi-decks inside and find the hidden bubble windows!  
A window out to the farmyard below!

**Transparent Play**

**Rope Play**  
Use your skill to balance, hang or swing. Ropes are located internally to create a chilled area for children to socialise with friends and watch the animals out in the farmyard. The ropes wobble back and forth as you make your way across!

**Layered Play**

**Race Down**  
Race down the huge slide with friends or solo. ...It's a race to the bottom, beware of the fish lurking below deck though!

**Internal Rope Play**

**Rock Climb**  
Access the top of the tower via the angled rock climber.  
One of the many access points situated around the huge tower.

**Upright Net Vertical Rope Climb**

**Tactile Play Panels**  
Whatever your ability, this tower has it all. Including layered play for less able-bodied children or for wheelchair users who may struggle for high up activities. Play panels below help children take part too.

**Curly Climber**  
A challenging play way up or down the tower. Use the solid loops to climb up the outside of the tower and on the play at around you.

**Socialise Durability**  
Focal Point  
Lookout Platforms  
Bubble Windows  
Different Access Points!  
Curly Climber

**Junior Multi-Unit Morton Stanley's Needle Making Tower**

AGE 0-14 RANGE  
96 USERS  
75+ PLAY FEATURES  
KOMPAN! 4  
Let's play

# Site Photo





# Site Photo



# 20/01320/S73

Former Redditch Trades and Labour Club, 38-40 Bromsgrove Road, Redditch

Amendment to condition 2 as per approval 2016/024/FUL  
Amendments to site layout, with reduction in carparking bays, changes to building footprint and position, removal of steps in building (height). Adjustment to external levels. Amendments to elevations, including number and positions of dormers and windows. Omission of gate to undercroft. Amendments to internal layout and change in unit mix.

Recommendation: GRANT planning permission subject to conditions

# Site location plan



# Photograph of the site





# Approved scheme 2016/024/FUL



# 2016/024/FUL Approved floor plans

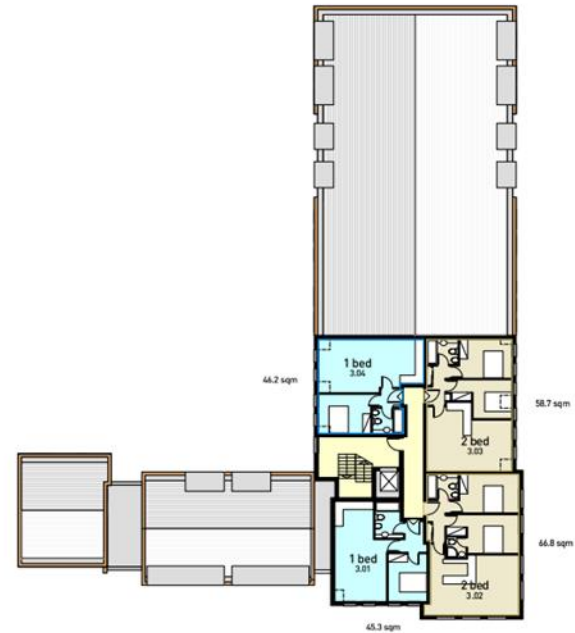


NEW APARTMENTS, BROMSGROVE ROAD &  
BRITTEN STREET, REDDITCH  
Revision ZL - 40 units: 26 No. 1 bed apartments,  
& 14 No. 2 bed apartments.  
May 2019 1:125

# 2016/024 Approved floor plans



PROPOSED SECOND FLOOR



PROPOSED THIRD FLOOR

NEW APARTMENTS, BROMSGROVE ROAD &  
BRITTEN STREET, REDDITCH

Revision ZL - 40 units: 26 No. 1 bed apartments,  
& 14 No. 2 bed apartments.

May 2019 1:125

# 2016/024/FUL Approved streetscenes



PROPOSED BROMSGROVE ROAD ELEVATION



PROPOSED BRITTEN STREET ELEVATION

NEW APARTMENTS, BROMSGROVE ROAD &  
BRITTEN STREET, REDDITCH  
Revision ZL - 40 units: 26 No. 1 bed apartments,  
& 14 No. 2 bed apartments.  
May 2019 1:125



# 2016/024/FUL Approved courtyard elevations



PROPOSED INNER COURTYARD ELEVATION  
Looking East



PROPOSED INNER COURTYARD ELEVATION  
Looking South

NEW APARTMENTS, BROMSGROVE ROAD &  
BRITTEN STREET, REDDITCH

Revision ZL - 40 units: 26 No. 1 bed apartments,  
& 14 No. 2 bed apartments.

May 2019 1:125

# Proposed revised scheme



# Revised ground and first floor plan



# Revised second and third floor plan





# Revised elevations



# Orange dash line indicating outline of approved scheme



# Direct comparison of the two layouts



Approved scheme



Revised scheme

# Materials



Metal double-glazing windows,  
Anthracite grey finish.



Corner windows, Zinc effect finish.

Paved stone roof.



Metal powder coated railings cladding  
front area of landscaped gardens with  
pedestrian gate to Bramsgrove road.



Darker red brick finish with  
grey/sand cement mortar to  
four storey corner section  
only.



Fair red finish with  
red/brown/sand cement  
mortar to all remaining  
elevation infillwork.



Tarmacotta blocks



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# 19/00976/HYB

**Hybrid application 19/00976/HYB for up to 960 dwellings consisting of a full application for 128 dwellings accessed off Weights Lane, new public open space, drainage system, engineering operations, associated works and an Outline application, with all matters reserved with the exception of access, for the construction of the remaining dwellings with the access point off Cookridge Close, Hawling Street and Weights Lane and including a new district centre, new play facilities, new highway network, public open space, new drainage system and surface water attenuation, engineering operations and all associated works including landscaping.**

**Land at Brockhill East, Weights Lane, Redditch,  
Worcestershire.**

**RECOMMENDATION: That Members endorse the comments under the heading Officer appraisal**

# Site location Plan



## Agenda Item 10





# Site boundary/detailed application boundary



# Street hierarchy



# Proposed access point s



Figure 10



# Detailed layout 128 dwellings (Rev V)





# Tenure plan (Rev D)



# Affordable housing (Rev D)





# Building heights (Rev E)



# Main street perspectives



Weights Lane, Redditch

PERSIMMON  
Persimmon Homes (UK) Limited  
100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

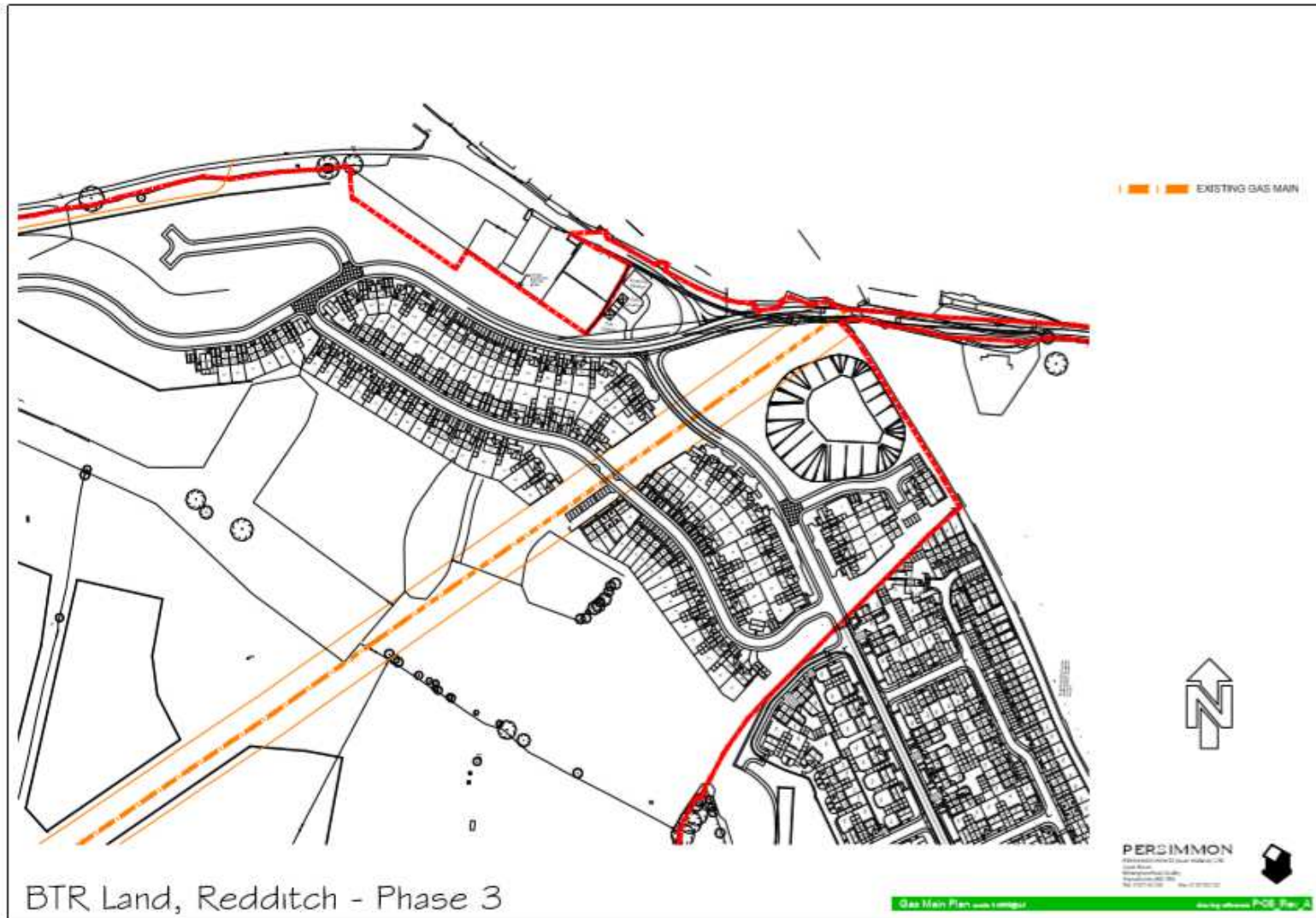
Persimmon - Main Street



# Highway improvements



# Gas main location (Rev A)



# Policy RCBD1

