

Update Report 1



Planning Committee

Wed 28 Apr
2021
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)



Planning

Wednesday, 28th April, 2021

7.00 pm

Microsoft Teams

Agenda

Membership:

Cllrs:

Gemma Monaco (Chair)
Salman Akbar (Vice-Chair)
Tom Baker-Price
Roger Bennett
Michael Chalk

Andrew Fry
Julian Grubb
Bill Hartnett
Jennifer Wheeler

4. Update Reports (Pages 1 - 6)

Please see Update Reports attached

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Redditch Borough Council
Planning Committee

Committee Updates
28th April 2021

20/00599/FUL Land Opposite 24 Droitwich Road, Droitwich Road

Since the publishing of the agenda, a Badger Mitigation Statement in relation to the proposal has been submitted for consideration. The Local Planning Authority have consulted their ecological advisors, Red Kite, regarding its contents and they have confirmed that the details contained within the statement are satisfactory. In view of this advancement, it is proposed that the recommendation for this application is amended to that set out below:

'That having regard to the development plan and to all other material considerations, planning permission be GRANTED subject to conditions.'

An additional condition (number 19) and reason for condition is also proposed to be included to read as follows:

'The development hereby approved shall be carried out in accordance with the details contained within the document 'Badger Mitigation Strategy' by Dr Peter Webb, dated 17th April 2021.

Reason: To ensure the adequate protection of badgers.'

In addition, following further clarification, condition 17 is proposed to be altered from:

'Prior to commencement of the development hereby approved a licence from Natural England shall be obtained to close off the on-site badger setts. The details of this approved licence and a full mitigation plan shall be submitted to the Local Planning Authority for approval. The works on site shall then be carried out in accordance with the approved details.

Reason: For the adequate protection of badgers.'

To read:

'Prior to commencement of the development hereby approved a licence from Natural England shall be obtained to close off the on-site badger setts. The details of this approved licence, confirmation of successful badger exclusion/destruction and a full mitigation plan shall be submitted to the Local Planning Authority for approval. The works on site shall then be carried out in accordance with the approved details.

Reason: For the adequate protection of badgers.'

A further representation has also been received from the Hereford & Worcester Gardens Trust. The representation highlights the importance of the site in terms of its contribution to the setting of the Listed Manor House opposite, and states that the development would have a detrimental impact to the views of the site from the windows of the Manor House. The representation also states that the development would negatively impact the character and visual amenity of Feckenham Conservation Area through the loss of green space and views into the open countryside, and that the current condition of the site should not be a reason to allow development.

Matters relating to the contribution of the site to the significance and the setting of the listed Manor House and the impact of the development to Feckenham Conservation Area have been addressed in detail within the officer report.

A full copy of this additional representation can be found by following the link below and searching the reference number of the application (20/00599/FUL).

<https://publicaccess.bromsgroveandredditch.gov.uk/online-applications/>

20/01638/FUL Land To The South Of, Alfrick Close

Your officers wish to apologise for an error set out in the main report. At the top of Page 34, the report reads:

Parking for 26 cars, two of which would be for disabled users is proposed, together with 8 cycle spaces, Further, an ambulance and Taxi drop off area is proposed close to the main entrance.

Further, at the top of Page 41 the report reads:

A total of 24 No. car parking spaces are proposed as well as an ambulance/taxi drop-off area with 2 No. disabled/mobility spaces close to the main entrance.

Onsite parking provision is proposed as follows:

- 22 (regular) car parking spaces
- 2 (disabled /accessible / mobility) spaces
- an ambulance / taxi drop off area close to the main entrance

This gives a total of 24 onsite parking spaces, not 26 as indicated within the main report.

The proposed site plan as shown on page 20 of the presentation pack has been amended to show 3no. electric vehicle charging points rather than 2. The amended site plan is shown on the first page of a three sheet supplementary additional information pack submitted by the applicant as part of this update which provides more information with respect to parking provision and staffing levels to assist members.

The recommendation remains as set out on page 43 of the main report

Land to the south of Alfrick Close, Redditch – 20/01638/FUL

Parking provision

The proposed care home provides 24no. parking spaces, see extract from site plan below. Spaces 1 – 7 to the north of the site provide 3no. electric vehicle charging points in spaces 1, 2 and 3, which can be used for standard vehicles if there are no electric cars requiring charging and 2no. disabled spaces in spaces 6 and 7. There is an ambulance/taxi drop off point at the front of the entrance that remains clear at all times for the use of such vehicles.



Local Authority Parking Standards

The Worcestershire County Council Streetscape Design Guide states the following -

Care Homes

These are a mix of residential and employment uses which can fall into C2 or C3 uses. Most sites are promoted by established care providers who will have experience of comparable sites. The applicant should present appropriate up to date data from similar sites on car parking demand to inform levels for their proposal rather than applying the residential C3 standards with may not be appropriate.

Following the guidance 24no. parking spaces have been provided, this is based on an assessment of the current homes operated by Ideal Care Homes, our sister company. Ideal Care Homes currently have 25 homes in operation

and LNT Construction have built a considerable number of other homes for different care operators, all with similar car parking levels. Below is a snap shot of a few of the homes within Ideal's portfolio, site plans are shown to demonstrate the parking provision.



Elworth Grange, Sandbach – 25 spaces



Handley House, York – 20 spaces



Launton Grange, Bicester – 20 spaces



Sedgley Court, Dudley – 29 spaces



Woodthorpe Lodge – 18 spaces



Windsor Court, Wetherby – 20 spaces

The number of parking spaces range from 18 spaces to 29 spaces within the Ideal homes constructed in the past 5 years. Three recently completed homes have the following parking provision –

Home name and location	No. of spaces
Hepworth House, Wakefield	20
Littleton Lodge, Cannock	21
Rivendell View, Nottingham	25

From the experience of operating homes, we generally provide 20 spaces which has proven to be sufficient. The homes that have provided more than 20 has been a requirement of the local authority. As there are no definitive standards for parking provision for C2 care homes within the authority we have provided 24 spaces which is more than we generally provide and as such have no concerns regarding future parking provision for this site. There are a number of regular bus services within close proximity of the site to enable the use of public transport in this sustainable location.

Staffing levels

The Design and Access Statement contains a break down of the staff within the home and their shift patterns. The Transport Statement and Travel Plan also gives a break down of staff arrivals and departures from site. In addition to that I would like to provide additional information to assist in the assessment of the parking provision. The Design and Access Statement states there will be a maximum of 24 staff members on site at any one time, looking at the shift patterns this would be between the hours of 10.00 and 13.00. This is then reduced to 14 staff at 15.00 and then down to 9 staff by 17.00.

Due to the positions available and the pay structure for care homes not all part time care assistants and care assistants will have their own vehicle so it is unlikely that all 24 members of staff on site between the hours of 10.00 and 13.00 will be using the car park. This means there will be spaces available for visitors and visiting professionals. Visitors tend to avoid mealtimes which would result in adequate spaces available during the hours when the maximum staff are on site.

The submitted Travel Plan encourages a move away from the single car journey with car sharing encouraged amongst staff where ever possible. Taking on these things into consideration it is felt the parking provision is more than adequate to meet the needs of the proposed care home.

