



Planning Committee

Thu 14 Aug
2025
7.00 pm

Oakenshaw Community
Centre, Castleditch Lane,
B98 7YB

 **Redditch**
Borough Council
Working together for our communities

If you have any queries on this Agenda please contact

**Gavin Day
Democratic Services Officer**

Town Hall, Walter Stranz Square, Redditch, B98 8AH

Tel: (01527) 64252 (Ext. 3304)

email: gavin.day@bromsgroveandredditch.gov.uk

GUIDANCE ON FACE TO FACE MEETINGS

If you have any questions regarding the agenda or attached papers, please do not hesitate to contact Gavin Day (gavin.day@bromsgroveandredditch.gov.uk)

PUBLIC SPEAKING

For this meeting the options to participate will be in person, by joining the meeting using a video link, or by submitting a statement to be read out by officers.

The process approved by the Council for public speaking at meetings of the Planning Committee is (subject to the discretion and control of the Chair) as summarised below:

in accordance with the running order detailed in this agenda and updated by the separate Update report:

- 1) Introduction of application by Chair
- 2) Officer presentation of the report.
- 3) Public Speaking - in the following order:-
 - a. Objectors to speak on the application;
 - b. Ward Councillors (in objection)
 - c. Supporters to speak on the application;
 - d. Ward Councillors (in support)
 - e. Applicant (or representative) to speak on the application.

Speakers will be called in the order they have notified their interest in speaking to the Democratic Services Team (by 12 noon on Wednesday 13th Augst 2025) and invited to the table or lectern.

- 4) Members' questions to the Officers and formal debate / determination.

Speakers will be called in the order they have notified their interest in speaking to the Democratic Services Team and invited to address the committee.

Each individual speaker will have up to a maximum of 3 minutes to speak, subject to the discretion of the Chair.

Each group of supporters or objectors with a common interest will have up to a maximum of 10 minutes to speak, subject to the discretion of the Chair.

Notes:

- 1) Anyone wishing to address the Planning Committee on applications on this agenda must notify Gavin Day from the Democratic Services Team on 01527 64252 (Ex 3304) or by email at gavin.day@bromsgroveandredditch.gov.uk before **12 noon on Wednesday 13th Augst 2025**
- 2) Advice and assistance will be provided to public speakers as to how to access the meeting and those using the video link will be provided with joining details for Microsoft Teams. Provision has been made in the amended Planning Committee procedure rules for public speakers who cannot access the meeting by Teams, and those speakers will be given the opportunity to submit their speech in writing to be read out by an officer at the meeting. Please take care when preparing written comments to ensure that the reading time will not exceed three minutes. Any speakers wishing to submit written comments must do so by **12 noon on Wednesday 13th Augst 2025**
- 3) Reports on all applications will include a summary of the responses received from consultees and third parties, an appraisal of the main planning issues and a recommendation. All submitted plans and documentation for each application, including consultee responses and third party representations, re available to view in full via the Public Access facility on the Council's website www.redditchbc.gov.uk
- 4) It should be noted that, in coming to its decision, the Committee can only take into account planning issues, namely policies contained in the Borough of Redditch Local Plan No. 4 and other material considerations, which include Government Guidance and other relevant policies published since the adoption of the Development Plan and the "environmental factors" (in the broad sense) which affect the site.
- 5) Although this is a public meeting, there are circumstances when the committee might have to move into closed session to consider exempt or confidential information. For agenda items that are exempt, the public are excluded.
- 6) Late circulation of additional papers is not advised and is subject to the Chair's agreement. The submission of any significant new information might lead to a delay in reaching a decision. The deadline for papers to be received by Planning Officers is 4.00 p.m. on the day of the meeting.

Further assistance:

If you require any further assistance prior to the meeting, please contact the Democratic Services Officer (indicated on the inside front cover), Head of Legal, Democratic and Property Services, or Planning Officers, at the same address.

At the meeting, these Officers will normally be seated either side of the Chair, who will be seated at the front left-hand corner of the Committee table as viewed from the Public Gallery.

Planning

Thursday, 14th August, 2025

7.00 pm

Oakenshaw Community Centre

Agenda

Membership:

Cllrs:	Andrew Fry (Chair)	Matthew Dormer
	William Boyd (Vice-Chair)	Bill Hartnett
	Juma Begum	David Munro
	Brandon Clayton	Ian Woodall
	Claire Davies	

1. Apologies

2. Declarations of Interest

To invite Councillors to declare any Disclosable Pecuniary Interests and / or Other Disclosable Interests they may have in items on the agenda, and to confirm the nature of those interests.

3. Confirmation of Minutes (Pages 7 - 12)

4. Update Reports

To note Update Reports (if any) for the Planning Applications to be considered at the meeting (circulated prior to the commencement of the meeting)

5. 25/00414/REM - Ipsley House, Ipsley Church Lane, Ipsley, Redditch, B98 0AJ (Pages 13 - 24)

6. 25/00636/FUL - Stonebridge Nursing Home, 178 - 180 Birchfield Road, Redditch, Worcestershire, B97 4NA (Pages 25 - 34)

7. Urgent Business

To consider any Urgent Reports, details of which have been notified to the Assistant Director of Legal, Democratic and Procurement Services prior to the commencement of the meeting and which the Chair, by reason of special circumstances, considers to be of so urgent a nature that it cannot wait until the next meeting.

This page is intentionally left blank



Planning Committee

Thursday, 17th July, 2025

MINUTES

Present:

Councillor Andrew Fry (Chair), Councillor William Boyd (Vice-Chair) and Councillors Juma Begum, Brandon Clayton, Claire Davies, Matthew Dormer, Bill Hartnett and Ian Woodall

Officers:

Helena Plant, Sharron Williams, Claire Gilbert and Amar Hussain

Democratic Services Officers:

Gavin Day

13. APOLOGIES

Apologies for absence were received from Councillor Munro.

14. DECLARATIONS OF INTEREST

There were no declarations of interest.

15. CONFIRMATION OF MINUTES

The minutes of the Planning Committee meetings held on 19th June 2025 were presented to Members.

RESOLVED that

the minutes of the Planning Committee meeting held on 19th June 2025 were approved as a true and accurate record and were signed by the Chair.

16. UPDATE REPORTS

There were no update reports.

Chair

Planning Committee

Thursday, 17th July, 2025

17. 25/00442/PIP - LAND SOUTH OF CRUMPFIELDS LANE, WEBHEATH, REDDITCH, WORCS. B97 5PW

This application was being reported to the Planning Committee because five (or more) objections had been received and therefore, the proposal fell outside of the scheme of Delegation.

Officers presented the report and in doing so, drew Members' attention to the presentation slides on pages 5 to 9 of the Site Plans and Presentations pack.

The application was for the Land South of Crumpfields Lane, Webheath, Redditch, Worcs. B97 5PW and sought Permission In Principle for the erection of up to 9 dwellings.

Officers clarified to Members that before them was a Permission in Principle (PIP) application and not a Planning application. Officers further clarified that a PIP application was a route that developers could pursue to secure predominately housing led developments. This type of application was completed in two parts, the first part being the PIP and a subsequent Technical Details application and that development was not permitted until both parts were granted.

The PIP was to identify if the principle of the development was acceptable and that only the Location, Land use and Amount of development could be considered. All other factors would be considered during the Technical Details application.

The location of the development was detailed on page 5 of the Site Plans and Presentations pack. The development site was situated within the green belt as defined on the Local Plan proposals map and Officers stated that the development did not fall within one of the exceptions outlined under Paragraph 154 of the National Planning Policy Framework (NPPF) in determining if development in the greenbelt was acceptable. However, for the reasons set out on pages 14 to 16 of the Public reports pack, Paragraph 155 of the NPPF (Grey Belt), was considered to apply, the development was therefore not inappropriate in the green belt, and the location of the development was deemed appropriate.

In addressing the other two areas which a PIP can consider, Officers detailed that the site location was close to transport links so would be considered a sustainable development and the proposed use and amount was keeping in line with the local area.

Officers commented that some concerns were raised regarding protected trees, drainage, cultural and conservation matters by consultees, however, those would be addressed during the

Planning Committee

Thursday, 17th July, 2025

technical details assessment if the PIP was approved by Members, and were not matters to be considered during the PIP application.

At the invitation of the Chair, Mr Alan Smith, the applicant, addressed the committee in support of the application.

After questions from Members the following was clarified by officers

- That the number of proposed dwellings was not the triggering factor for the application being outside of the “golden rules” under Paragraph 154 of the NPPF, it was the application being under 0.5 hectares.
- Officers were not aware of any historic applications on the site being sought and/or approved.
- It was the number of objections that brought the application before Members and the Technical Details assessment would not necessarily come before Members, unless there was a trigger for it to do so.

Members then considered the application.

Members did not agree with the process of the PIP applications and felt that developers were using the process as an easy way to get their applications approved. Members also noted that whilst Redditch Borough Council could not demonstrate a 5-year housing supply, developers were open to freely bring applications forward under the new Grey Belt policy in the NPPF.

Members further noted that the application had a number of issues which needed to be addressed during the Technical Details part of the application process, however, in terms of the PIP part of the application process, they could not see a reason to refuse. Therefore, on being put to a vote it was:

RESOLVED that

having had regard to the development plan and to all other material considerations, permission in principle be GRANTED subject to the informative detailed on page 19 of the Public Reports pack.

Planning Committee

Thursday, 17th July, 2025

18. 25/00527/PIP - ALDERS COURT, GREEN LANE, REDDITCH, WORCESTERSHIRE, B97 5GY

This application was being reported to Planning Committee because a statutory Consultee (Feckenham Parish Council) had raised an objection to the proposal. As such the application fell outside the scheme of delegation to Officers.

Officers presented the report and in doing so, drew Members' attention to the presentation slides on pages 11 to 14 of the Site Plans and Presentations pack.

The application was for the Alders Court, Green Lane, Redditch, Worcestershire, B97 5GY and sought Planning in Principle for the conversion of an existing building to up to two residential dwellings.

Officers clarified to Members that before them was a Permission in Principle (PIP) application and not a Planning application. A PIP application was a route that developers could pursue to secure predominately housing led developments. This type of application was completed in two parts, the first part being the PIP and a subsequent Technical Details application and that development was not permitted until both parts were approved.

The PIP was to identify if the principle of the development was acceptable and only the Location, Land use and Amount of development could be considered. All other factors would be considered at the Technical Details application.

Officers detailed the location of the development detailed on page 12 of the Site Plans and Presentations pack. The development site was situated within the green belt, however, under paragraph 154 of the NPPF the conversion of existing dwellings was not seen as inappropriate development within the greenbelt. Therefore, in terms of location, the application was deemed appropriate development in the green belt.

Officers further detailed that the site location was close to transport links and thus was also considered sustainable development.

At the invitation of the Chair, Mr Dan Hemming, the applicant, addressed the committee in support of the application.

After questions from Members the following was clarified by officers

- That the application was not assessed under its adherence with the grey belt policy as it was considered appropriate development under paragraph 154 of the NPPF and

Planning Committee

Thursday, 17th July, 2025

therefore the test of if paragraph 155 applied did not need to be considered.

- That there was no set distance within which a development should or should not be situated to be classified as automatically “affecting” the setting of a listed building, each application must be considered on its own merits.
- The land no longer held an agricultural use; therefore, the site owner would not be able to apply for the erection of another barn under the basis of an “agricultural need”.
- No public footpaths dissected the site which would be impacted by the development

Members then considered the application.

Members expressed the opinion that it was a good use for the building and that they could see no reason to object to the application and therefore, on being put to a vote it was:

RESOLVED that

having had regard to the development plan and to all other material considerations, permission in principle be GRANTED subject to the informative detailed on page 28 of the Public Reports pack.

The Meeting commenced at 7.00 pm
and closed at 7.42 pm

This page is intentionally left blank

PLANNING COMMITTEE

14th August 2025

Planning Application 25/00414/REM

Reserved Matters application for the erection of 62 dwellings (use class C3), open space and associated works pursuant to outline consent 24/00717/OUT

Ipsley House, Ipsley Church Lane, Ipsley, Redditch, B98 0AJ

Applicant: Michaela Corbett: Taylor Wimpey
Ward: Winyates

(see additional papers for site plan)

The case officer of this application is Steven Edden, Principal Planning Officer (DM), who can be contacted on Tel: 01527 548474 Email: steve.edden@bromsgroveandredditch.gov.uk for more information.

Site Description

The site, which is 1.83 hectares is located to the north of Ipsley Church Lane and to the west of Icknield Street Drive, the B4497. Beyond the sites northern boundary lies a residential development including that of Alveston Close and Berrington Close with the dwellings of Shottery Close immediately adjoining the northern boundary. Shottery Close comprises a relatively recent development, granted permission in 2004 for 50no. dwellings. Immediately beyond the eastern boundary lie a number of Heritage Assets including the Grade II* Listed St. Peters Church and Grade II Listed Ipsley Court. Ipsley Court was converted to residential use (from Offices) under planning ref 2013/247/COUPRO in November 2013. To the west and south are large areas of public open space forming part of Arrow Valley Country Park.

The site itself was formerly occupied by the company GKN as the company's Head Offices before vacating the site in November 2019. The offices contained floorspace over three storeys (ground, first and second floor). An associated car parking area contained space for 233 vehicles. Demolition of the former office buildings commenced earlier this year and is now near to completion.

Proposal Description

Following the approval of outline application 24/00717/OUT in November 2024, reserved matters approval is sought for residential development comprising 62 dwellings. The remaining matters which were not determined under application 24/00717/OUT (access, appearance, landscaping, layout and scale) are being sought here. It should be noted that the matter of access was approved under the earlier consent. Due to the fact that very minor revisions are being proposed in this respect, means of access is also been considered and the views of WCC Highway Authority have been sought.

The development of 62 residential units is proposed to be provided as a mixture of 1, 2, 3 and 4 bedroomed dwellings as follows:

PLANNING COMMITTEE

14th August 2025

- 2 x 1 bed apartments
- 16 x 2 bed houses
- 40 x 3 bed houses
- 4 x 4 bed houses

Condition 13 attached to outline consent 24/00717/OUT required that a mix of type and size of dwellings to be provided be agreed in writing with the Local Planning Authority prior to the submission of any reserved matters application. This Condition has been discharged and the mix and type of dwellings is considered to reflect the requirements of the most recent Housing and Economic Development Needs Assessment (HEDNA) where a particular need for 3 bedroomed properties within the Borough has been identified.

With the exception of single storey garages serving some of the properties, the majority of the dwellings would be two storeys with a smaller number of 2.5 storey dwellings. The development would be constructed largely in brickwork (walls) under tiled roof, with material colours to harmonise with the site's surroundings. Elements of external render would be used on walls serving a small number of dwellings.

Relevant Policies:

Borough of Redditch Local Plan No. 4

Policy 1: Presumption in Favour of Sustainable Development
Policy 2: Settlement Hierarchy
Policy 3: Development Strategy
Policy 4: Housing Provision
Policy 5: Effective and Efficient use of Land
Policy 6: Affordable Housing
Policy 11: Green Infrastructure
Policy 12: Open Space Provision
Policy 15: Climate Change
Policy 16: Natural Environment
Policy 17: Flood Risk Management
Policy 18: Sustainable water Management
Policy 19: Sustainable travel and Accessibility
Policy 20: Transport Requirements for New Development
Policy 36: Historic Environment
Policy 37: Historic Buildings and Structures
Policy 39: Built Environment
Policy 40: High Quality Design and Safer Communities

REDDITCH BOROUGH COUNCIL**PLANNING
COMMITTEE****14th August 2025****Others**

Redditch High Quality Design SPD
National Planning Policy Framework (2024)

Relevant Planning History

24/0430/CUPRIO	Prior approval application (Class MA) for a change of use from Use Class E to residential (Use Class C3) to form 79 apartments over the ground, first and second floors	Approved 30.05.2024
24/00717/OUT	Outline planning application for the demolition of existing buildings, construction of residential dwellings (Use Class C3), site access and highway works, open space, landscaping, sustainable urban drainage and ancillary works. All matters reserved for future determination, save for the means of access via Ipsley Church Lane	Approved 29.11.2024

Consultations**Worcestershire County Council – Highway Authority**

Comments summarised as follows:

The Highway Authority reviewed the outline planning application and had no objection to the principle of development and its associated trip generation forecasts. A proposed improved vehicular and pedestrian access to the site was agreed, as part of the outline consent.

Following the submission of amended plans as part of this reserved matters application the highway authority raises no objection to the application based on the submission of drawing No. 22679/PL/02/C 'Planning Layout'.

Parking provision is acceptable and complies with the WCC Streetscape Design Guide (SDG). Cycle parking would be provided in sheds, located within private rear gardens, which is acceptable.

The proposed refuse collection strategy is acceptable to the Highway Authority.

PLANNING COMMITTEE

14th August 2025

It is noted that a Demolition Construction Environmental Management Plan (DCEMP) has been submitted by Taylor Wimpey Midlands, as a separate application to discharge Condition 7 on the approved outline planning consent. This was discharged in May 2025.

RBC Conservation Officer

Comments summarised as follows:

St Peter's Church (Grade II*) and Ipsley Court (Grade II) are located directly to the east of the site. It is considered that the proposed scheme would have little impact on the setting of both St Peters and the North and South Wings of Ipsley Court. The site as existing with a substantial office building makes little contribution to the setting of St Peter's. There are some views across the car park towards the Church and these views will be lost if the car park is developed for housing, but the contribution this part of the setting makes to the significance of the Church is minimal.

It is likely that some of these views will be partially maintained as the front of the site will be landscaped.

Ipsley Church Lane to the south of the site and Church maintains its rural feel, being heavily planted with hedgerow and trees and this does contribute to the wider setting of the Church as prior to the development of the site in the 1970s the area was predominantly rural. No objections are raised based on the retention of the existing trees and hedgerow to the southern boundary of the site.

North Worcestershire Water Management

Comments summarised as follows:

Whilst in principle I have no issues with the proposed development from a flood risk perspective, and some drainage details have been provided with this application, there are some finalised details missing. These details can however be provided via a condition. No objections are raised subject to the imposition of a suitably worded drainage condition.

Worcestershire Regulatory Services (WRS) - Noise

It is noted that WRS recommended that a condition be attached to the outline consent requiring the submission of a Demolition and Construction Management Plan with particular reference to the demolition of the existing substantial office complex. The DCMP has been discharged. The (identical) Construction Management Plan submitted as part of this application is acceptable.

Arboricultural Officer

No objections subject to adherence with submitted plans as amended.

Worcestershire Archive and Archaeological Service

A programme of archaeological investigation has been conditioned as part of the outline consent application 24/00717/OUT (condition 5, parts 1 and 2).

PLANNING COMMITTEE

14th August 2025

RBC Community Safety Officer

No objection based on amended planning layout plan 22679/PL/02/C

Public Consultation Response

The application has been advertised by writing to neighbouring properties within the vicinity of the application site, by display of public notice on site, and by press notice.

Re-consultation has taken place following receipt of plans which amend the layout of the development.

One letter has been received which comments that highway works appear to be over-engineered and unnecessary. The comments states that the southern edge of the site where it borders Ipsley Church Lane, is currently shielded quite effectively by a well-established mixed hedgerow, sitting on a low bank, plus several trees. Objections are raised if the trees / hedgerow were to be removed since this would harm the character and appearance of the area. The representation comments that construction hours should be limited to protect residential amenities enjoyed by existing residents and members of the public.

Assessment of Proposal

Background

The outline planning permission 24/00717/OUT to which this Reserved Matters submission relates was granted consent in November 2024. At that time, an indicative plan was submitted showing how dwellings could potentially be accommodated within the site. Whilst the plan submitted was indicative only, objections from nearby residents beyond the northern boundary of the site were received. Amongst other things, concerns centred around the impact of the demolition of the existing office building upon amenities and the proximity of the (indicative) three storey development towards the northern part of the site and its impact upon residential amenities in terms of overlooking, loss of outlook and loss of light.

A Demolition and Construction Management Plan has been agreed and the demolition of the (former) GKN Office buildings is understood to be nearing completion.

Matters of access, appearance, landscaping, layout and scale are being sought under this application although it should be noted that the matter of access was approved under the earlier consent. Due to the fact that minor revisions are being proposed in this respect, means of access has also been considered and the views of WCC Highway Authority have been sought.

PLANNING COMMITTEE

14th August 2025

Matters which cannot be considered under this application

The principle of residential development on the site has been established under the outline application as recently as November of last year.

The matter of affordable housing was considered under the outline application within the Committee report pertaining to application 24/00717/OUT. Officers referred members to Paragraph 65 of the National Planning Policy Framework (NPPF) and Paragraph 28 of the Governments NPPG with respect to the brownfield development and vacant buildings being demolished to be replaced by new buildings and what is referred to as the 'Vacant Building Credit' (VBC). It is established that the calculation of any VBC should be based on an assessment of comparable gross external area, or floorspace (GEA).

Because the scheme submitted under the current application (in terms of floorspace) is no greater than that of the existing vacant buildings which have since been demolished, there is no requirement to provide any on site 'affordable' dwellings in this case. As such, all 62 units would be 'market' dwellings.

A S106 Planning Obligation was agreed under the outline application and this legal agreement requires the developer to make / pay:

- Contributions to the NHS Integrated Care Board (ICB) towards GP Surgeries
- Contributions to WCC Educational Services towards SEND and early years provision
- Contributions to WCC towards the provision of Community Transport
- Contributions for refuse and re-cycling bins for the new development in accordance with Policy WCS.17 of the adopted Worcestershire Waste Core Strategy
- Contributions towards securing improvements and environmental enhancements to the Town Centre in accordance with Policy 31 of the BOR LP4
- A Section 106 (Planning Obligation) monitoring fee/s

It is not possible to request amendments / variations to that agreed planning obligation under this reserved matters application.

Access and parking

Following receipt of amended plans, WCC Highway Authority raise no objections to the proposed layout from a highway safety perspective.

As per the outline application, means of access to the site via Ipsley Church Lane is considered to be safe, taking into consideration expected vehicle trips to and from the site.

The development is considered to align with BORLP4 Policy 19 by integrating and improving access to existing sustainable transport options such as public transit, cycling, and walking, to reduce car dependency.

PLANNING COMMITTEE

14th August 2025

The site benefits from sustainable links to local amenities such as the Morrisons supermarket and Matchborough Centre through use of Public Rights of Ways (PROW) which can be accessed via foot and cycle. A pedestrian link to the existing PROW to the western boundary of the site is proposed, together with a crossing point to Ipsley Church Lane which would in turn provide access to public open space to the south and links to existing footpaths.

Car parking for each unit would meet the requirements set out within the WCC Streetscape Design Guide (SDG).

The proposed refuse collection strategy is acceptable to the Highway Authority.

The application therefore does not raise any transport or highway concerns.

Appearance of development

BORLP4 Policy 39 (Built Environment) states that all development in the Borough should contribute positively to the local character of the area, responding to and integrating with the distinctive features of the surrounding environment, particularly if located within a historic setting. The external appearance of the development as demonstrated by detailed elevation drawings, streetscene and computer generated imagery demonstrates to your officers that the appearance of the proposed housing would respect the appearance of surrounding built form which is predominantly that of red brick construction.

Landscaping and Open Space provision

Existing trees and hedgerows to the frontage are shown to be retained and landscaping enhanced in accordance with detailed landscaping plans, Arboricultural Method Statement and Tree Protection Plan which have been advanced with this application. The Councils Tree Officer raises no objection to the application based on submitted documents.

On site open space which is considered to be commensurate with the scale of the development having regards to the availability of POS in close proximity to the site is provided towards the southern boundary of the site. Native species planting would enhance an area of the site which has previously been a 233 space hardsurfaced car parking area with little biodiversity value. A Biodiversity Management Plan has been agreed under the outline application.

Layout

Amended plans now satisfy original concerns raised by RBC Community Safety, principally with respect to adequate surveillance over parking areas. Development has been well set back from Ipsley Church Lane respecting the open and tranquil nature of this no through road, affording views through to the Grade II* listed St. Peters Church. The design and layout of the development is considered to be sensitive to the surrounding context, complementing and integrating successfully with existing built form.

PLANNING COMMITTEE

14th August 2025

The proposals are now considered to be acceptable to your officers having regard to minimum separation distances between dwellings and minimum rear garden sizes.

Scale and Density

BORLP4 Policy 5 (Effective and Efficient Use of Land) advises that there remains a need for prudent reuse of previously developed (brownfield) land within the Borough which has the potential to contribute towards meeting Redditch's development needs. In relation to residential development, Paragraph 5.2(i.) states that the reuse and regeneration of Previously Developed Land (PDL) will be actively encouraged since it reduces the pressure for development on greenfield sites maximising the use of existing infrastructure. The density of the proposed development is considered to be appropriate in this case providing a good number of attractive new dwellings whilst respecting the Council's minimum spacing standards as set out within the Council's High Quality Design SPD which ensures that future occupiers are provided with appropriate levels of amenity, including adequate parking, bin and cycle storage facilities and useable gardens. As such, your officers are satisfied that the scheme could not be regarded as an over-development of the site. The scale of the development is considered to be respectful of existing built form and would not be visually conspicuous owing to the fact that the majority of the development would be only 2 storeys.

Flood Risk and Drainage

The submitted Flood Risk Assessment confirms that the site is located within Flood Zone 1, indicating a low flood risk, and ensures that the development will not pose any significant flood risk on or off-site. NWWM as the Lead Local Flood Authority raise no objection to the application subject to the imposition of a drainage condition.

Residential amenity considerations

Your officers are satisfied that no loss of residential amenity to existing occupiers would result from granting permission due to the sensitive layout and scale of the proposals which meet minimum separation requirements between existing and proposed development. It should be noted that dwellings would be a maximum of 2.5 storeys and lower than that of the apartments at Shottery Close beyond the northern boundary.

Housing mix

The Redditch Housing and Economic Development Needs Assessment (HEDNA) comments that for the owner occupied and private rented sectors, the greatest level of need is in 3 bed properties. The proposed housing mix reflects policy requirements (Policy 5, part 5.3 of BORLP4) and is thus acceptable.

Planning Conditions

Government Planning Practice Guidance states that the only conditions which can be imposed when the reserved matters are approved are conditions which directly relate to those reserved matters.

PLANNING COMMITTEE

14th August 2025

Conditions were attached to the outline consent covering amongst other things, archaeological investigation; tiered investigation conditions with respect to contamination; the submission and adherence to a Demolition and Construction Management Plan which restricts hours of construction to 07:30-18:00hrs Monday to Friday and 08:00-13:00hrs on Saturdays; the submission of a travel plan and welcome pack; streetlighting; and biodiversity. It is not appropriate or necessary to impose conditions which duplicate any conditions attached to the outline consent and therefore, in the event that planning permission is granted, construction working hours (for example) would be controlled via the condition attached to the outline consent together with the Construction Environmental Management Plan also submitted as part of the suite of documents which would form one of the 'approved plans/documents'.

Often it is common for the Council to 'condition' (for example) external materials to be used and require a scheme of landscaping and /or an arboricultural method statement setting out tree protection measures. In this case however, given that this information has already been submitted to the satisfaction of your officers including the Councils Tree Officer it is only necessary to list those key documents (see Condition 2 below).

Housing Land Supply

The Council cannot demonstrate a 5 year supply of housing land within the Borough (as required in the NPPF). The 5 year housing land supply is currently only 3.11 years.

Government policy, set out in Paragraph 11 of the NPPF is that where there is a lack of 5 yr HLS, the most important policies for determining the application are out-of-date and that planning permission should be granted unless, firstly, (i) the application of policies in the Framework protecting areas particular importance (set out in footnote 7) provides a strong reason for refusing the development or secondly, (ii) by granting permission, any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

In this case, part (i) does not apply. In terms of part (ii) no adverse impacts have been identified that would significantly and demonstrably outweigh the benefits of this scheme.

Significant weight should be afforded to the fact that the scheme would make a meaningful contribution to the Councils housing figures where the Council cannot demonstrate a 5 year supply of housing land as required under the NPPF.

Conclusion

The Council cannot currently demonstrate a five year supply of housing. Significant weight should be afforded to the contribution the scheme would make in terms of bringing forward a large number of family homes of the type identified as being in particular demand according to the Redditch HEDNA.

The proposal is considered to represent a high quality and attractive development and wholly acceptable having regard to the matters reserved for consideration under this application.

PLANNING COMMITTEE

14th August 2025

Means of access to the site is both safe and sustainable and no issues have been identified which would make this application unacceptable in planning terms.

Your officers have therefore concluded that the application would amount to sustainable development and would not conflict with the Borough of Redditch Local Plan No.4 as a whole. Subject to compliance with conditions as listed below, a favourable recommendation can be made.

RECOMMENDATION:

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

Conditions:

- 1) The development to which this permission relates must be begun before the expiration of two years from the date of approval of this consent.

Reason: In accordance with the requirements of Section 92(2) of the Town and Country Planning Act 1990

- 2) The development hereby approved shall be carried out in accordance with the following plans and drawings:

appropriate references to be inserted here

Reason: To provide certainty to the extent of the development hereby approved in the interests of proper planning.

- 3) No works in connection with site drainage shall commence until a scheme for a surface water drainage strategy for the proposed development has been submitted to, and approved in writing by the Local Planning Authority. The strategy shall include details of surface water drainage measures, including for hardstanding areas, and shall include the results of an assessment into the potential of disposing of surface water by means of a sustainable drainage system (SuDS). If possible infiltration techniques are to be used, then the plan shall include the details and results of field percolation tests. If a connection to a sewer system is proposed, then evidence shall be submitted of the in-principle approval of Severn Trent water for this connection. The scheme should include run off treatment proposals for surface water drainage. Where the scheme includes communal surface water drainage assets proposals for dealing with the future maintenance of these assets should be included. The scheme should include proposals for informing future homeowners or occupiers of the arrangements for maintenance of communal surface water drainage assets. The approved surface water drainage

PLANNING COMMITTEE

14th August 2025

scheme shall be implemented prior to first occupation of the development and thereafter maintained in accordance with the agreed scheme.

Reason: In order to ensure satisfactory drainage conditions that will not create or exacerbate flood risk on site or within the surrounding local area.

Informatives

- 1) The local planning authority have worked with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with this planning application through negotiation and amendment.
- 2) Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions

Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

- 3) If it is the Applicant's intention to request the County Council, as Highway Authority, to adopt the proposed roadworks as maintainable at the public expense, then details of the layout and alignment, widths and levels of the proposed roadworks, which shall comply with any plans approved under this planning consent unless otherwise agreed in writing, together with all necessary drainage arrangements and run off calculations shall be submitted to the County Council's Network Control Manager, Worcestershire County Council, County Hall, Spetchley Road, Worcester, WR5 2NP. No works on the site of the development shall be commenced until these details have been approved by the County Council as Highway Authority and an Agreement under Section 38 of the Highways Act, 1980, entered into.
- 4) It is not known if the proposed roadworks can be satisfactorily drained to an adequate outfall. Unless adequate storm water disposal arrangements can be provided, the County Council, as Highway Authority, will be unable to adopt the proposed roadworks as public highways.

**PLANNING
COMMITTEE****14th August 2025**

The Applicant is, therefore, advised to submit the engineering details referred to in this conditional approval to the County Council's County Network Control Manager, Worcestershire County Council, County Hall, Spetchley Road, Worcester, WR5 2NP at an early date to enable surface water disposal arrangements to be assessed.

- 5) Drainage arrangements shall be provided to ensure that surface water from the driveway and/or vehicular turning area does not discharge onto the public highway. No drainage or effluent from the proposed development shall be allowed to discharge into any highway drain or over any part of the public highway

Procedural matters

This application is reported to Planning Committee for determination because the application is for major development. As such the application falls outside the scheme of delegation to Officers.

PLANNING COMMITTEE

14th August 2025

Planning Application 25/00636/FUL

Proposed Two Storey Front & Rear Extension to Improve Facilities

Stonebridge Nursing Home, 178 - 180 Birchfield Road, Redditch, Worcestershire, B97 4NA,

Applicant: Mr & Mrs Edmunds
Ward: Headless Cross And Oakenshaw Ward

(see additional papers for site plan)

The case officer of this application is Emily Cox, Planning Officer (DM), who can be contacted on Tel: 01527 881699 EXT 1699 Email: emily.cox@bromsgroveandredditch.gov.uk for more information.

Site Description

The site is located on Birchfield Road and measures approximately 0.254 hectares. The surrounding properties are predominantly residential, with a children's nursery to the west of the site, and further residential homes beyond that. The wider site extends to 178 – 180 Birchfield Road and includes 203 Birchfield Road opposite and to the south. Wood Court bounds the site to the east, and Plymouth Close bounds the site to the north.

The site is currently a nursing home. The entirety of the site is hard surfaced with car parking spaces to the front of the home and around the back to the east. The site is aligned with adjacent properties. The design of the home is such that the building is L-shaped, with windows facing Birchfield Road and incorporating a pitched roof. There is some variety in architectural styles and material in the streetscene, though the majority is red brick. Built form in the vicinity of the site predominately of a 2-storey form.

Stonebridge is a nursing home for the care of adults at risk of harm living with advanced dementia and/or enduring mental illness. It provides permanent care for adults aged 18 years and above and receives referrals from across the County and across the country. Presently there are 85.50 members of staff (full time equivalent).

The site is currently registered for 52 residents; this number has not been fully maximised due to a minimal number of separate bedrooms, a matter which became more important during the Covid-19 pandemic.

Proposal Description

This Full planning application is for a two-storey front and a two-storey rear extension to provide three additional bedrooms at Stonebridge Nursing Home, 178-180 Birchfield Road, Redditch, Worcestershire.

The extensions would be located on the existing building, called Freya House, to the rear of the building. The front extension would measure approximately 5 metres in height, 7.85 metres in width and 2.8 metres in length. The rear extension would measure approximately 5.7 metres in height, 7.85 metres in width and 10.5 metres in length.

PLANNING COMMITTEE

14th August 2025

The form of the extensions would be brick to match the existing (buff and red brickwork), and materials to match the existing (White UPVC / White Powder Coated Aluminium).

The proposal would create 3 additional bedrooms and create an additional net gross internal floorspace of 130sqm, this would increase the total floor space to 1958sqm, from the existing 1828sqm.

The extension would be used to form 3 no. bedrooms and areas improving facilities to staff and residents.

Relevant Policies :

Policy 1: Presumption in Favour of Sustainable Development
 Policy 5: Effective and Efficient Use of Land
 Policy 16: Natural Environment
 Policy 17: Flood Risk Management
 Policy 19: Sustainable Travel and Accessibility
 Policy 20: Transport Requirements for New Development
 Policy 39: Built Environment
 Policy 40: High Quality Design and Safer Communities

Others

National Planning Policy Framework (2024)
 Redditch High Quality Design SPD

Relevant Planning History

24/00705/FUL	Two storey extension to include bedroom and new office/store	Approved	19.08.2024
23/01282/FUL	New drop kerb and footway Crossing and form 4 No. additional parking spaces	Withdrawn	15.01.2024
23/00914/FUL	Proposed Single Storey Extensions to Improve And Upgrade Main and Secondary Entrances	Granted	27.09.2023
22/01439/FUL	Proposed Single Storey Extension to Plant Room	Granted	12.12.2022
22/01439/FUL	Proposed Single Storey Extension to Plant Room	Granted	12.12.2022
22/00495/FUL	Proposed Single, Second & Two Extensions, New Single Storey Building & Internal Alterations with Associated Works to Improve Facilities	Granted	14.07.2022

REDDITCH BOROUGH COUNCIL**PLANNING
COMMITTEE****14th August 2025**

2011/316/FUL	3 No. single storey extensions to existing lounges to provide additional internal recreation space	Approved	06.01.2012
2007/449/FUL	Extensions And Alterations To Existing Care Home	Approved	17.12.2007
2007/051/COU	Change Of Use From Residential To Offices, Training Room And Administrative Support Unit, Ancillary To Use Of Stonebridge Nursing Home (178 Birchfield Road)	Approved	16.03.2007
2002/295/FUL	Extension And Alteration To Stonebridge Nursing Home To Provide A Larger Lounge New Bedrooms And Re-Organisation Of General Accommodation. APPEAL ALLOWED	Refused	10.09.2002
2001/565/FUL	Resubmission Of Pa Ref 01/302 - Alterations And Extension To Provide Additional Bedrooms	Refused	14.02.2002
2001/302/FUL	Alterations And Extension To Provide Additional Bedrooms	Refused	03.10.2001

There are a number of applications from the mid 1980's to late 1990's which relate to increasing the number of residents/facilities provided at the site, through various extensions to the building. These are not reported here as there are more recent applications of this nature on the site as listed above.

Consultations**Arboricultural Officer**

No objection subject to condition. The rear aspect of the proposal encroaches significantly into the Root Protection Area of a Beech tree protected under Redditch TPO (1956). This tree has a RPA of 8.3m and a crown extending into the footprint of the proposed extension. Any excavation, construction, or disturbance that should occur within the RPA of the adjacent trees, should be inline with guidance of the current British Standard 5837:2012 – Trees in relation to design, demolition, and construction. Any foundations should be pile and beam with hand excavations where roots are present. The RPA shall be clearly demarcated by suitable means, in line with the guidance provided in the standard. Any pruning work to the tree to facilitate the extension should be approved by the local authority before work commences. The applicant should be aware of the protection on the whole row of trees to the rear and that the extension may cause future pressure for pruning works that must be authorised.

Worcestershire Highways - Redditch

Worcestershire County Council Highway Authority (WCCHA) have no objection to the scheme, after undertaking a full assessment of the planning application, based on the appraisal under

PLANNING COMMITTEE

14th August 2025

Article 18 of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Site observations:

The site is in a residential location off an unclassified road, the site has existing vehicular accesses. Birchfield Road has footways and street lighting and parking restrictions are also in force in the vicinity.

Layout:

It is recommended 2 of the disabled car parking spaces located in the staff car park be located within the nursing home car park.

The proposed site layout on plan B9-012 Rev A confirms:

- 24 total spaces of which 4 are disabled sizes, 2 ambulance areas, and 6 cycle spaces.
- 4 extra 'tandem' parking spaces - staff for overflow.

In accordance with WCC car parking standards 1 space per 4 residents is the requirement and in this instance the proposal is deemed to be acceptable which would require 1 additional parking space. No additional staff is proposed.

It is noted the parking for staff is now located on the adjacent site, some of the parking spaces could be difficult to enter and exit if vehicles were parked in the tandem in the overflow spaces, acceptable for staff use since vehicles can be moved as required.

The Highway Authority has undertaken a full assessment of the planning application. Based on the analysis of the information submitted the Highway Authority concludes that there would not be an unacceptable highway impact and therefore there are no justifiable grounds on which an objection could be maintained.

Worcestershire Regulatory Services (Contaminated Land)

Due to the proximity to a former quarry (sand and gravel) and area of unknown filled material, WRS recommend that the applicant is made aware of the following advisory note, should any permission be granted to the development, to ensure PCL issues on site are appropriately addressed.

North Worcestershire Water Management

The proposed development site is situated in the catchment of Batchley Brook and Hewell Stream. The site falls within flood zone 1 and it is not considered that there is any significant fluvial flood risk to the site. The EA's flood mapping however indicates that there is some surface water flood risk to the site, mostly around the car parking area. This is different to beforehand following the updated flooding mapping released by the EA earlier in the year. That said, given that at present this site is mostly impermeable in nature and that there will be a minimal increase in footprint from the proposed extensions, I do not feel there is reason to withhold approval of this application on flood risk grounds, and I do not deem it necessary to recommend attaching a drainage condition.

PLANNING COMMITTEE

14th August 2025

Cllr Juliet Barker Smith

Objects to the application. Statement in support of the Residents of Birchfield Road objecting against the extension planned for Stonebridge Nursing Home.

I have been contacted by several neighbours on Birchfield Road who object to the extension on the following grounds:

- Stonebridge Nursing Home has been extended recently, and the problems with parking have increased significantly as a result of the work done.
- No extra facility has been made for parking generated by the extended building and the nursing home staff are already double parking within the car park that they plan to build on. Building the extension will take away parking spaces.
- Stone Bridge Nursing home is very near Little Miss Muffet Nursery, which already causes difficulty with parking as children are dropped off and collected throughout the day. They have no allotted parking places and are forced to park on the road, sometimes having to go much further up Birchfield Road to park and walking their children down to the nursery.
- Residents as far up as number 200 have complained that their drives are being blocked as a result of work on the current extension of Stonebridge Nursing Home, and relatives of residents parking on the road as parking places have been reduced.
- Residents in houses right on the junction of Birchfield and Middlepiece are being blocked in to their own drives, and are having to phone the Nursing home to ask people to move their cars away from their drives, even though they have dropped kerbs and nobody should be parking across the entrances. They also have difficulty getting back onto their own drives, and have to stop in the middle of a busy junction to try and turn into their own drive which somebody from the Nursing home have already parked across. This causes traffic queueing at a very dangerous junction.
- After the junction, there is an immediate right T turn into Wood Court warden-controlled accommodation. They have very limited parking spaces and are already concerned about the Stonebridge House Nursing home, as staff occasionally try to park in Wood Court. They also have visits from relatives who sometimes park on Birchfield Road and feel that the planned extension will increase difficulty for everybody to park safely.
- The Birchfield/Middlepiece Drive junction where Stonebridge Nursing Home is situated is already the subject of many complaints in PACT meetings, because of speeding, up from the roundabout on Middlepiece. Cars come quickly round the corner in both directions and the junction often has several cars queued to turn right across the road to get to the middle section of Birchfield Road.
- All residents on Birchfield Road nearby are concerned about this junction and the Police are alerted multiple times about the speeding, and often have taken speed monitoring action with a Speed gun at this corner. Building yet another extension and reducing parking space will cause more congestion and make the junction even more difficult for drivers and pedestrians to navigate.

REDDITCH BOROUGH COUNCIL**PLANNING
COMMITTEE****14th August 2025**

- Residents are concerned that Birchfield Road, which was a residential road, is now becoming more inhabited by businesses, (including the garage and car wash further along) which complicate the parking for the residents who live there, and change the nature of the area.
- The residents have seen traffic increase as a result of the current expansion of the nursing home, and are very unhappy and afraid that a further extension will cause even more problems at the junction, which also has to serve Wood Court Warden Controlled Accommodation.

For all these reasons, as a Councillor for the area, I believe that allowing this planning proposal to go ahead will be detrimental to the local community, as there is much bad feeling already about the situation. It is too dangerous a junction for cars to be pausing to try and work out where to park, and residents are concerned that this is an accident waiting to happen.

I would urge the planning committee to refuse this permission on the grounds of traffic safety, the reason that there is already very limited parking and because building the extension will reduce parking even further and be very detrimental for the people living in the near vicinity, affecting their mental health and stress levels

Public Consultation Response

Site Notice posted 6 June 2025; expired 30 June 2025.

Neighbour Letters sent 6 June 2025; expired 30 June 2025.

There have been 9 objections from 5 members of the public. Other matters were raised within objections, however, are not material planning considerations and therefore have not been published in this report.

Their comments are summarised as follows:

- Issues relating to parking, loss of ambulance space at the Home,
- Concern over an increase in commercial activity will include likely increase in additional traffic, air pollution and ongoing operations.
- Concern over the blocking of a cycle route
- Concern over increased staff numbers at the home.
- Concern over the design of the extension.

Assessment of Proposal**Principle of Development**

The site is currently a Nursing Home (Use Class C2). It is located within the residential area of Headless Cross and Policy 2 and Policy 44 of the adopted Borough of Redditch Local Plan No.4 would be relevant in considering the proposal. Policy is supportive of the proposal as it is located in a sustainable location and is an improvement to facilities.

PLANNING COMMITTEE

14th August 2025

Highway Matters

Information submitted within the application form has been supplemented by additional information submitted by the applicant in response to local concerns and Highway Authority comments.

Residents have raised concerns regarding highways, including traffic, parking and general concerns on highway safety. These have been considered by your planning officer and by the Highway Authority. The full comments from the Highway Officer are included in the consultation section of the report set out above.

The access arrangements, traffic generation, manoeuvring, parking provisions and matters of highway safety are all considered to be acceptable and suitable. Members are reminded there is no net gain in staff employed at the site as a result of the development, and the additional number of residents is limited to just 3.

Regarding highways points raised by objectors, the applicant has highlighted that from photographs submitted, that traffic and parking in the vicinity cannot all be attributed to the existing nursing home and emphasises that there are other businesses in the vicinity which may contribute to this matter.

In relation to the blocking of the cycle route, which is an alternative to the national route, WCCHP comments have concluded that the access arrangements and parking provision are acceptable in accordance with their policies and this includes consideration of cyclists. Additional cycle parking is proposed by condition to support the sustainable travel objective.

Regarding the duration of construction works, these works would be temporary in nature and any impact would be time limited. In this instance, and because of the layout of the site and the location of the development within it, a Construction Environment Management Plan is proposed to ensure the implementation of the development minimises any local highways impact.

The Highway Authority have advised that the proposal is acceptable and there are no highway grounds to refuse the application. Your officers agree with this conclusion and have no reasons to take a contrary view to the Highway Authority.

Trees and Drainage and Contamination

Policy 16 of the adopted Borough of Redditch Local Plan No.4 states that proposals would be expected to where possible retain existing trees. The Tree Officer has been consulted and has no objection, subject to a condition and retaining of the trees to the rear of the site.

North Worcestershire Water Management were consulted and have no objection to the scheme.

Worcestershire Regulatory Services in aspect of Contaminated Land were consulted and due to the proximity of a former quarry, suggest an informative be added if permission is granted to deal with any previously contaminated land issues.

The application was submitted after 12 April 2024 and is therefore subject to Biodiversity Net Gain, unless otherwise exempt. The application would be exempt as existing sealed surfaces such as tarmac and buildings are assigned a zero score in the statutory biodiversity metric.

PLANNING COMMITTEE

14th August 2025

Design, Appearance and Amenity

Borough of Redditch Local Plan No.4 Policy 39 requires all development to contribute positively to the local character of the area, responding to and integrating with distinctive features of the surrounding environment. Policy 40 sets out the importance of good design. Proposals for individual buildings are expected to reflect or complement the local surroundings and materials. These local adopted policies reflect the requirement for high quality design set out in the National Planning Policy Framework (NPPF) and the Council's High Quality Design SPD which requires new development to respect and enhance the local character through the use of appropriate materials, siting, scale and mass.

The extensions would be located to the existing Freya House to the rear of the building. The front extension would measure approximately 5 metres in height, 7.85 metres in width and 2.8 metres in length. The rear extension would measure approximately 5.7 metres in height, 7.85 metres in width and 10.5 metres in length. This would be largely screened by vegetation running between the proposal site and Wood Court. The impact on amenity of the extensions given the distance and position are not considered to be harmful.

The form of the extensions would be brick to match the existing (buff and red brickwork), and materials to match the existing (White UPVC / White Powder Coated Aluminium).

In relation to an objection raised in relation to the design of the extension to the front, I consider the design of the extension complements the existing building, and the materials proposed to be used will match the existing. The principle of the extension in the size, scale and form that are proposed is acceptable. The proposed extension is contained within the site and there are no technical concerns with the proposals.

A representation has been made in relation to air pollution, noise, and dust during the works. This is noted; however, works would be temporary in nature during the construction period and other legislative processes are available should a statutory nuisance occur. To assist with the construction period given the site-specific circumstances, a CEMP is proposed.

Concerns have been raised in relation to the increase in staff numbers, however the application states there are no increases in staff numbers, and the number is detailed above in this report.

Subject to the imposition of suitable conditions, the impact of the development on the amenity of residential properties is considered acceptable.

Conclusion

The principle of the extension in the size, scale and form that are proposed is acceptable. The design of the extension complements the existing building, and the materials will match. The proposed extension is contained within the site and there are no technical concerns with the proposal.

In conclusion, the proposal is considered to be acceptable with respect to its impact upon visual amenity and neighbour amenity and is therefore considered to be compliant with Policy 39 and Policy 40 of the Borough of Redditch Local Plan No.4, the Redditch High Quality Design SPD and guidance within the National Planning Policy Framework.

PLANNING COMMITTEE

14th August 2025

RECOMMENDATION:

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

Conditions

- 1) The development hereby approved must be begun not later than the expiration of three years with the date of the grant of this permission.

Reason: In accordance with the requirements of Section 91 (1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The development hereby approved shall be carried out in accordance with the following plans and drawings:

- Site Location Plan, received May 2025
- Proposed Block Plan, received May 2025
- Existing and proposed plans, received May 2025
- Existing and Proposed Elevations, received May 2025
- Building extension key, received May 2025
- Planning Statement, received May 2025

Reason: To provide certainty to the extent of the development hereby approved in the interests of proper planning.

- 3) All new external walls and roofs shall be finished in materials to match in colour, form and texture to those on the existing building.

Reason: To ensure that the development is satisfactory in appearance and to safeguard the visual amenities of the area.

- 4) A Tree Protection Plan (TPP), outlining the exact location and protection measures for all trees to be retained, shall be submitted to and approved in writing by the Local Planning Authority prior to the commence of any works. The TPP shall include details of root protection, fencing and working methods where necessary, the development shall then be implemented in accordance with those agreed methods and details.

REASON: Ensures the tree protection is maintained throughout the construction process, with clear specifications on the RPAs, methods, supervision and monitoring in order to protect the health of retained trees in the interests of visual amenity.

PLANNING COMMITTEE

14th August 2025

5. The Development hereby approved shall not commence until a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. This shall include but not be limited to the following:-
- o Measures to ensure that vehicles leaving the site do not deposit mud or other detritus on the public highway;
 - o Details of site operative parking areas, material storage areas and the location of site operatives facilities as required;
 - o The hours that delivery vehicles will be permitted to arrive and depart, and arrangements for unloading and manoeuvring; o Measures to demonstrate that those immediately affected by the construction works will be kept informed and due consideration and courtesy will be shown to the local community. The measures set out in the approved Plan shall be carried out and complied with in full during the construction of the development hereby approved.

Reason: To ensure the provision of adequate on-site facilities and in the interests of highway safety.

Informative

Landfill near extensions

Informative for an extension within 250m of landfill:

The above site has been reviewed for any potential contamination issues. The proposed development is situated within 250m of a registered landfill or significant area of unknown filled ground which potentially could produce landfill gas.

The applicant is advised to consider incorporating matching landfill gas protection measures within the foundations of the proposed extension(s), so as not to compromise any existing gas protection measures which may have been installed in the existing building. If the existing building has no protection measures currently there is no need to install gas protection measures within the proposed extension.

Reason

To ensure that the risks to buildings and their occupants from landfill sites are adequately addressed.

Procedural matters

This application is being reported to the Planning Committee because the Ward Member (Councillor Juliet Barker-Smith) requested it be determined by Planning Committee as opposed to being determined under Delegated Powers.