

**Redditch Borough Council
Planning Committee**

**Committee Updates
14th May 2014**

2013/302/FUL Haversham House, 327 Bromsgrove Road

As a result of the re-consultation in relation to the amended plans submitted, there have been the following responses:-

2 objections from original objectors

- o Reiterated comments originally stated in respect to noise, over intensive development, privacy, traffic and car parking.

3 new objections based on the revised scheme.

- o Proposal represents an increase in floor space of 58%. The proposed extension would be closer to the southern site boundary (less than 2m). Whilst it is appreciated that the proposal shows a reduction in the number of bedrooms, the proposal still represents a significant increase in the scale of the retirement home.

- o The proposal shows high level windows on the southern façade with an overall height of 2.6m meaning that the proposal will be visible from our house, loss of privacy. Concern about noise generally and noise as a result of the laundry room facility. Concerns about noise in respect to general servicing requirements as a result of the increased facility.

- o Additional boundary planting required in order to reduce the impact of the proposal on neighbouring occupiers.

- o Proposed plans will change the character of the area. Land rises up concern that view of side elevation will be visible, even though it is single storey.

Additional comments:-

As a result re-consultation and objections submitted the agent has revised the car parking layout to show 6 overflow car parking spaces. These will be provided as grass-grid spaces so that the visual appearance of the spaces will be grass, but the surface will be such that a car could park in these spaces without hindering the grass. The proposal now provides 20 general car parking spaces, a disabled car parking space and an ambulance space. Given officers only requested 13 car spaces an ambulance space and disabled space, it is considered that the applicant has endeavoured to resolve neighbours' concerns in respect to car parking issues.

In respect to new objections submitted, it is important to note that the extension will cut into the natural ground level which has been a deliberate approach to reduce the impact of the proposal on neighbouring occupiers.

In respect to the use of the home, the applicant is confirmed the following:-

'Haversham House is a Registered home with Care Quality Commission for 16 residents for old age with dementia. The care is provided 24 hours. It does not require specially medically qualified staff not even nursing staff. The home has a contract for the service with the local council.

2013/320/FUL Land Adj First House, Lady Harriets Lane

No update

2014/011/FUL Windy Bank Farm , Astwood Lane

One additional letter of objection has been received, stating that the proposal should not be allowed because it will draw animals from a great distance because it is to be used for halal meat. A concern over articulated lorries using the site has also been raised.

Officer comment:

The traffic impacts are covered in the main report and need no further investigation here. The consideration of the application has been made on its planning merits and where the animals arrive from, or the type of slaughter processes that occur, are not matters for the committee to be concerned with.

2014/013/FUL Aynho , Lady Harriets Lane

It has become clear that the plans submitted are inaccurate and therefore that the officer's consideration of the proposal and report to the committee may also not be appropriate. Officers have therefore withdrawn this item from this agenda in order to clarify the proposal and present an accurate report in the future.