

**PLANNING  
COMMITTEE**

**15<sup>th</sup> February 2023**

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**Planning Application 22/01237/S73**

**Variation of condition 2 of application 21/00444/FUL - reconfiguration of north and west car parks and minor alterations to Quinneys Lane to bring it up to adoptable standards**

**Accident And Emergency Department, The Alexandra Hospital, Woodrow Drive, Redditch, Worcestershire, B98 7UB**

**Applicant: Mr Lewin  
Ward: Greenlands Ward**

**(see additional papers for site plan)**

The case officer of this application is Sarah Hazlewood, Planning Officer (DM), who can be contacted on Tel: 01527881720 Email: sarah.hazlewood@bromsgroveandredditch.gov.uk for more information.

**Site Description**

The site comprises the Alexandra Hospital situated to the south of Redditch close to the boundary with Stratford upon Avon District. To the east of the site lies Tudor Grange Academy and to the south a new residential development accessed off Nine Days Lane. The hospital site itself is access off Woodrow Drive to the north of the site.

**Proposal Description**

The application seeks some minor changes to the approved application 21/00444/FUL which granted consent in 2021 for the construction of 2 new staff car parks including additional infill car parking around the site and the repositioning of the helipad.

It is now proposed to reorientate the north car park which includes the removal of the helipad and change the layout of the car parking spaces provided to the west of the hospital building. In addition, some changes are proposed to the Quinneys Lane entrance to bring it up to the standards required for it to be adopted by the Highway Authority.

**Relevant Policies:**

Borough of Redditch Local Plan No. 4  
Policy 1: Presumption in Favour of Sustainable Development  
Policy 16: Natural Environment  
Policy 18: Sustainable Water Management  
Policy 20: Transport Requirements for New Development  
Policy 44: Health Facilities

Others

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NPPF National Planning Policy Framework (2021)  
NPPG National Planning Practice Guidance

## **Relevant Planning History**

18/01252/FUL	Permission for an additional 3 year extended use of a temporary building (previously granted under planning permission 2015/164/FUL) adjacent to the Emergency Department to be used as temporary staff accommodation	Granted	09.11.18
21/00444/FUL	Creation of 2 new staff car parks and demolition of 2 existing staff carparks, plus creation of some additional infill car parking spaces around the trust site and repositioning of helipad	Granted	17.09.21
21/00447/OUT	Outline application for the removal of existing carpark and demolition of existing apartment buildings (Use Class C3). Proposed new residential development of up to 92 homes (Use Class C3) with all matters, except the access road from Woodrow Drive to a point 100m west of the junction with Quinneys Lane, reserved (scale, layout, appearance, landscaping).		Pending consideration

## **Consultations**

### **Highways Redditch**

Given the proximity of Quinneys Lane to the public highway (Woodrow Drive), should the Council be minded to approve the application, conditions need to be applied now that the proposed development also includes alterations to Quinneys Lane

### **North Worcestershire Water Management**

The proposed development site is situated in the catchment of Woodrow Brook. The site falls within flood zone 1 and it is not considered that there is any significant fluvial flood risk to the site. Based on the EA's flood mapping risk to the site from surface water flooding is indicated. Correctly designed drainage will mitigate any flood risk from surface water on the site.

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Comments were made previously under planning application 21/00444/FUL. Based on the changes I have no additional comments to make.

### **Arboricultural Officer**

Having inspected the small section of woodland that will be affected I have no objection to the proposal as shown on drawing (80)001 Rev T2 as although there are a few Field Maple and Ash trees which have some age most of the stock that is to be removed is of early pole stage development and over densely planted which has led to the tree developing with poor quality form. The other parking alterations do not create any impact of concern on any trees.

However, although there is some replacement tree planting proposed within the scheme mainly on the Northern boundary of the site local to the existing Heli Pad and to which we need to have a specification for, in view of the number of trees needing to be removed under this scheme, I would request that the level of mitigation tree planting is increased.

There is ample scope in land available to the North of the proposed Heli Pad site car park to do this either by increasing the width of the tree line immediately adjacent to the carpark or increasing the width of the hedge / tree line on the boundary of the Hospital site with Woodrow Drive. I would request that the tree planting is of mixed native species of at least 10-12cm stem girth (Selected Standard) grade trees avoiding the use of any Ash.

### **Public Consultation Response**

Initial publicity undertaken:

A site notice was displayed 07.10.22 which expired 31.10.22

A press advert was published 30.09.22 which expired 17.10.22

A further publicity exercise was undertaken following the receipt of amended plans and revision to the proposal description:

A site notice was displayed 12.01.23 which expired 05.02.23

A press advert was published 13.01.23 which expired 30.01.23

One representation has been received which raises concerns around cycle parking provision at the site.

### **Assessment of Proposal**

The use of various parts of the site for replacement car parking provision has been established through the granting of application 21/00444/FUL and these works, with respect to the south car park, have commenced on site.

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The supporting statement submitted with the application explains that the removal of the existing staff car parking space will result in the loss of 307 spaces, however this revised proposal will see the reinstatement of 323 spaces, a gain of 16 spaces.

The highway authority has been consulted on the proposal as originally submitted and raised no objection. During the course of considering the application the proposal was amended to include works to Quinneys Lane in order to bring it up to adoptable standards. Following consultation with respect to this element of the proposal a number of conditions have been recommended by the Highway Authority. These conditions are listed below and are considered reasonable in relation to the development proposed.

The proposal, in relation to the north car park reorientation, results in the loss of a number of trees on the site. The tree officer has been consulted on the proposal with the full comments reported above. No objection is raised to the loss of the trees; however Members will note that an increase in the replacement tree planting has been requested. It is considered that this can be adequately controlled by planning condition, with the applicant having control of the land necessary for the suggested replacement planting locations.

An ecology survey has been submitted with the application however it is now over 24 months old and therefore an update has been requested. Given that no notable protected species were found in this location previously, it is considered unlikely that a major population of protected species will be present now. However, the update will provide comfort in this regard and the results of which will be present to members by way of the committee update.

Ordinarily, the conditions applied to the original application would be transferred across to this application, except where circumstances have changed or the conditions on the original permission have been discharged. In this case, officers are aware that conditions 13 and 14 in relation to slowworm translocation have been discharged. Condition 3 in relation to surface water drainage has been discharged insofar as it relates to the southern car park which is under construction. It is therefore considered necessary to transfer this condition across to this permission in so far as it relates to the northern carpark, however conditions 13 and 14 are no longer required.

It is considered that all other conditions relating to the previous permission remain valid and are recommended accordingly.

One representation has been received in relation to the application which raises concerns regarding cycle parking provision at the site. Whilst this is noted, the proposal does not include facilities for additional cycling provision and no conditions requiring additional facilities has been recommended by the Highway Authority.

### **RECOMMENDATION:**

**That having regard to the development plan and to all other material**

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**considerations, planning permission be GRANTED subject to the following conditions:**

**Conditions:**

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the grant of application 21/00444/FUL.

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:  
301 P0 – Highway Works  
2327\_PHD\_A\_XX\_DR\_A\_(80)001 Rev T2  
327\_PHD\_A\_XX\_DR\_A\_(10)001 Rev P4

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

3. Prior to any works above foundation level commencing on site a scheme for surface water drainage will be submitted to and approved in writing by the Local Planning Authority. The scheme should provide appropriate levels of surface water attenuation. This scheme should be indicated on a drainage plan and the approved scheme shall be completed prior to the first use of the development hereby approved.

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

4. No trees or hedges on the application site, or the branches or roots of trees growing onto the site from adjacent land, other than those shown on the plans hereby approved shall be topped, lopped, felled or uprooted without the specific written permission of the Local Planning Authority

Reason: To safeguard the visual amenities of the area.

5. Prior to the commencement of any works on site including any site clearance, demolition, excavations or import of machinery or materials, the trees or hedgerows which are shown as retained on the approved plans both on or adjacent to the application site shall be protected with fencing around the root protection areas. This fencing shall be constructed in accordance with the guidance in the British Standard BS5837:2012 and shall remain as erected until the development has been completed. There shall be no storage of plant/materials within the Root Protection Areas of any retained trees.

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Reason: In order to protect the trees which form an important part of the amenity of the site.

6. No works of any kind shall be permitted within or through the Root Protection Areas of trees or hedges on and adjacent to the application site to be retained on site without the prior specific written permission of the Local Planning Authority. This specifically includes any works such as changes in ground levels, installation of equipment or utility services, the passage or use of machinery, the storage, burning or disposal of materials or waste or the washing out of concrete mixing plants or fuel tanks.

Reason: In order to protect the trees which form an important part of the amenity of the site.

7. Any excavations within the root protection areas must be carried out by hand and in accordance with BS5837:2012.

Reason: In order to protect the trees which form an important part of the amenity of the site.

8. The Development hereby approved shall not be first brought in to use until details of the provision of proposed dropped kerbs and tactile paving, where appropriate, associated with the various car parks have been submitted to and approved in writing by the Local Planning Authority and installed on site.

Reason: In the interests of highway safety.

9. The Development hereby approved shall not be brought in to use until details of the proposed accessible car parking spaces have been submitted to and approved in writing by the Local Planning Authority and installed on site. These spaces shall thereafter be kept available for disabled users as approved.

Reason: To provide safe and suitable access for all.

10. The Development hereby approved shall not be brought in to use until details of the proposed electric vehicle charging spaces have been submitted to and approved in writing by the Local Planning Authority and installed on site. The spaces shall thereafter be retained on site.

Reason: To encourage sustainable travel and healthy communities.

11. The Development hereby approved shall not be brought into use until a draft Signage and Marking Strategy document, setting out appropriate changes to existing signage and road markings associated with parking and wayfinding, has been submitted to and approved in writing by the Local Planning Authority.

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Reason: In the interests of highway safety.

12. The existing car parks shall not be closed until all of the replacement parking has been built and is available for operational use.

Reason: To help prevent any indiscriminate parking during the construction phase and to ensure the safe and free flow of traffic onto the highway.

13. The northern car park hereby approved shall not be first used until full details of soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation programme.

Reason: To minimise the effect and enhance the character of the development.

14. All soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of 5 years from the date of planting of any tree, that tree or any tree planted in replacement for it, is removed, uprooted, destroyed, dies or becomes seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place within the next planting season (October-March), unless the Local Planning Authority gives its written consent to any variation. Any tree, hedge or shrub scheduled for retention which is lost for any reason during development works, shall be replaced with a tree, hedge or shrub of a size and species to be agreed in writing with the Local Planning Authority and planted during the first planting season after its loss.

Reason: to enhance the character of the development.

15. Prior to highways works commencing at Quinneys Lane, a Traffic Management Plan will be submitted to, and approved by, the Local Planning Authority (and Worcestershire County Council). This shall include but not be limited to the following:-
- Detailed works programme and order of works;
  - Details of how access for Hospital traffic will be maintained at all times;
  - Detailed traffic management plans, including the type and location of any temporary signing, lining or signals; and
  - Details of how traffic accessing the Hospital site from Woodrow Drive will retain priority over traffic leaving the Hospital site via Quinneys Lane.

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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: In the interests of highway safety and the efficient operation of the local road network, particularly Woodrow Drive.

16. Prior to highways works commencing at Quinneys Lane, a Construction Traffic Management Plan will be submitted to, and approved by, the Local Planning Authority (and Worcestershire County Council). This shall include but not be limited to the following:-

- Measures to ensure that vehicles leaving the site do not deposit mud or other detritus on the public highway;
- Details of site operative parking areas, material storage areas and the location of site operatives facilities (offices, toilets etc);
- The hours that delivery vehicles will be permitted to arrive and depart, and arrangements for unloading and manoeuvring;
- Details of any temporary construction accesses and their reinstatement; and
- A highway condition survey, timescale for re-inspections, and details of any reinstatement.

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. Site operatives' parking, material storage and the positioning of operatives' facilities shall only take place on the site in locations approved by in writing by the local planning authority.

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

### **Procedural matters**

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