

**Redditch Borough Council
Planning Committee**

**Committee Updates
15th February 2023**

22/01237/S73 Accident and Emergency Department, The Alexandra Hospital

Highways

A further condition was recommended by the highway authority regarding the works proposed to Quinneys Lane. Having given the wording proposed and the requirements of the condition consideration your Officers are of the view that the condition would have been unreasonable as it would have required the permission of the highway authority to undertake any works to Quinneys Lane, which is a private road. Any proposal put forward to have Quinneys Lane adopted would be dealt with by the Highway Authority when that time arises and any consequences of having the road adopted, in terms of any upgrading necessary, would also be considered then. The granting of this planning application does not prejudice or supersede the need to seek approval from the highway authority if Quinneys Lane is considered for adoption.

Ecology

An updated Preliminary Ecological Appraisal has now been submitted and did not identify the site as being suitable for any protected species. A condition has been recommended which requires compliance with the recommendations of the appraisal, which relate to matter including the timing of works and action to take in case of any protected species being found on the site during works.

Conditions

It is noted that one plan reference was omitted from condition 2 so this condition is amended to the following:

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
2327_PHD_A_XX_DR_A_(80)005 Rev T2

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

In respect of ecology the following condition is recommended:

The works shall be carried out in strict accordance with the recommendations set out in the Update Preliminary Ecological Appraisal carried out by Worcestershire Wildlife Consultancy dated February 2023 and submitted with this application.

Reason: To protect this potential habitat of protected species

22/01518/FUL Benson For Beds , Redditch Ringway

The following comments have now been received from community safety:

This proposal will provide 24-hour legitimate presence in an otherwise unfrequented area and therefore some informal surveillance/guardianship. There is a potential risk is of vehicle crime which can be mitigated by ensuring good lighting and possibly CCTV, the positioning of any reception area with a view of the car park area in front will also mitigate this risk.

Information received from the planning agent sets out that there is existing external lighting to the car park which will operate at night, either on a timer or motion activated. They also note that the CCTV will cover the external entrance area and should also cover the car parking that is closest to the entrance, which they have set out is most likely to be used at night. They note that the gym won't be staffed 24/7 and there won't be a reception, but there will be secure entry facilities. The CCTV and emergency alarms/contact points will be monitored 24/7 by a central team. They have set out that these arrangements work satisfactorily at over 300 Pure Gym sites, including the existing site in Redditch.