

**Redditch Borough Council
Planning Committee**

**Committee Updates
21st February 2024**

23/01058/FUL Land At South Moons Moat, Padgets Lane

Officers had raised concerns in relation to the differences between the level of parking provision proposed in the Proposed Site Plan (62) Design and Access Statement (62) and Transport Statement (53). The site plan also only showed four 4 No. EV Charging Points

The applicant has responded to the matter as follows:

The car parking figures stated within the Design and Access Statement and the proposed site plan are correct. Again, the Transport Statement figures are not and were based on a 'worst case scenario' ahead of the finalisation of the proposed plans. The current proposed parking figures of 62 spaces is greater than the 53 stated in the Transport Statement. On the point we discussed about existing parking figures, as previous parking arrangements were informal, with no delineation of individual parking spaces due to the absence of white line space markings, any reference to parking figures within the Transport Statement was an estimate. Therefore, existing parking figures for this reason were not defined.

The applicant has provided an updated Proposed Site Plan (Rev P06), Received 19/02/2024 which shows that 8 Electric Vehicle (EV) parking spaces are proposed to be installed ahead of the occupation of the building with provision for another 12 EV charging spaces for the future. The previously submitted proposed site plan made provision for 4 Electric Vehicle spaces. This is all entirely satisfactory and exceeds the WCC Design Guide in relation to the provision of EV spaces.

Condition 2 (pages 21 and 22) has been amended as follows:

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

- 13073-AEW-SI-XX-DR-A-0501_Site Location Plan
- 13073-AEW-SI-XX-DR-A-0502_Existing Site Plan
- 13073 -AEW-SI-XX-DR-A-0503 Rev P06 Proposed Site Plan
- 13073-AEW-SI-XX-DR-A-0504_Proposed External Works Plan
- 13073-AEW-B1-ZZ-DR-A-0510 Rev P03 Proposed GA Floor Plan
- 13073-AEW-B1-01-DR-A-0511 Rev P03 Proposed GA Office Plan
- 13073-AEW-B1-RF-DR-A-0512_Proposed GA Roof Plan
- 13073-AEW-B1-XX-DR-A-0513_Proposed Elevations
- 13073-AEW-B1-XX-DR-A-0514_Proposed Section
- 13073-AEW-B1-XX-DR-A-0515 Rev P01 Proposed GA Office Plan Units 3 and 4
- 13073-AEW-B1-XX-DR-A-0516 Rev P01 Proposed GA Office Plan Units 5 and 6

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

Correction to published Agenda page 11, the correct Gross Internal Area is 3670sqm, the figure on page 11 of 3960sqm was taken from the Transport Statement prepared in advance of the finalised design. The correct figure is published on page 12.

The applicant has agreed to the published pre commencement conditions (pages 21 - 26)

23/01115/FUL Highfield House, Headless Cross Drive

No Updates