

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.

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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

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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

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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.

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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.

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- 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.

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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.

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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.

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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.

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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.