

**Redditch Borough Council
Planning Committee**

**Committee Updates
14th August 2025**

25/00414/REM Ipsley House, Ipsley Church Lane
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No Updates

25/00636/FUL Stonebridge Nursing Home, 178 - 180 Birchfield Road

Since the drafting of the report a revised layout plan has been submitted. This is detailed in the attached updated presentation as B9-012, Rev C.

Additional comments have been received from WCCHP 14.08.25

They continue to raise **no objections** but make additional points in the light of representations received.

Site observations:

The site is in a residential location off Birchfield Road which is a unclassified road between Middle Piece Drive and Lower Common Lane, Birchfield rd either side of these 2 points is classified. The site has existing vehicular accesses. Birchfield Road has footways and street lighting and parking restrictions are also in force in the vicinity.

Layout:

In accordance with WCC car parking standards 1 space per 4 residents and 1 space per member of staff is the requirement.

The proposal is for 3 new bedrooms which increases the number of bedrooms to 55 and would therefore require 1 additional car parking space.

It is noted the application form details 60 full time and 51 part time staff which is a total full time equivalent of 85.5 existing employees.

There are no changes proposed to the number of employees or the balance of full time and part time, as part of the application, therefore no additional car parking spaces are required for the staff element.

It is noted there is an under provision of car parking at present, however this under provision is historic and highways can only determine the application proposal that has been submitted. The applicant has confirmed via an updated Planning Statement that the numbers of cars on site at any time are guided by the fact the site works 24 hr shift patterns. Applicant also confirmed many of the staff walk or cycle to work, others car share or use public transport (no details provided on the numbers). It is noted bus stops are located approx. 130m from the proposal. It was also confirmed medical /social care professionals visit the care home regularly and that the nursing home endeavours to ensure they're booked in at staggered times this will ensure displacement onto the highway is minimised.

The applicant has confirmed the home cares for adults with advanced dementia and/or enduring mental illness which involves permanent care for adults aged 18yrs and above, therefore these

adults will not be driving.

The existing and proposed site layout plan B9-012 Rev C confirms:

- At present there are 52 existing bedrooms on site (confirmed by the duty manager via a telephone call)
- In accordance with current parking standards the existing 52 bedrooms require a minimum of 13 car parking spaces and 85 parking spaces for the staff = 98 car parking spaces.
- There are 20 onsite parking spaces indicated in the existing Block Plan B9-013P2. This existing element is historic and the under provision of car parking cannot be considered when assessing this proposal – but has been noted.
- The proposal is for 3 new bedrooms which increases the number of bedrooms to 55 and would therefore require 1 additional parking space, no additional parking spaces for staff are required as staff numbers are not changing.
- The previously approved application 23/00449/FUL associated with the nursing home for the relocation of existing offices to this residential bungalow required 4 car parking spaces in accordance with WCC car Parking Standards for offices (1 space per 25sqm). The applicant provided 9 car parking spaces on site, that's 5 car parking spaces which will help towards ensuring displacement of vehicles onto the highway is minimised.
- The proposed layout B9- 012 Rev C confirms 29 parking spaces, of which 6 are increased in size for disabled users and 1 is an EVCP. There are also, 2 dedicated areas for ambulances and 6 cycle spaces. It is noted 4 of the additional spaces are provided at 203 Birchfield Rd in a tandem formation and are for staff.
- It is noted 4 car parking spaces 5 – 8 inclusive with a dropped kerb have been provided in front of number 178. Within planning application 23/01282/FUL it was concluded by highways that the location of these 4 car parking spaces would be unacceptable in the interests of highway and pedestrian safety. The applicant withdrew his planning application, and a identical request was submitted again due to this road being unclassified road directly to Ringway (WCC approved contractor). Highways did not have to be contacted to determine the suitability of these 4 car parking spaces due to the classification of the road. Accidents in the vicinity have been checked by WCC Accident Studies and Highways Safety Team, and it is noted there have been no accidents in the vicinity in the last 5 years (01/5/2020 – 31/04/ 2025). Highways have no further comments.

On reviewing this planning application further, it was noted the scheme includes no. 203 Birchfield Rd. The layout has a different arrangement to the vehicular accesses that was submitted to highways and approved within planning application 23/00449/FUL. Accidents in the vicinity have been checked by WCC Accident Studies and Highways Safety Team, and it is noted there has been no accidents in the vicinity in the last 5 years (01/5/2020 – 31/04/ 2025). In this instance since the hedge has been removed and replaced with a low fence that does not impede pedestrian or vehicular visibility is seen to be a betterment in this instance. The 2 vehicular access layout is acceptable to highways.

The parking for staff is located on the adjacent site at no. 203 Birchfield Rd, some of the parking spaces could be difficult to enter and exit if vehicles were parked in the tandem in the overflow spaces, however; acceptable for staff use since vehicles can be moved as required. It is noted there have been objections to the proposal due to on-street parking issues. The blocking of driveways etc. is something that should be brought to the attention of the police in the first instance and if they deemed it to be an issue then WCC Traffic Management / Rd Safety Section can assess the concerns further.

Highways can only comment on the application submitted and the proposal is deemed to be acceptable in this instance. Based on the analysis of the information submitted the Highway

Authority concludes that there would not be a unacceptable impact and therefore there are no justifiable grounds on which an objection could be maintained subject to - conditioned below.

Conditions:

Conformity with Submitted Details

The Development hereby approved shall not be occupied until the parking and turning facilities have been provided as shown on drawing B9-012 Rev C and retained as such thereafter.

Reason: To ensure conformity with submitted details and in the interests of highway safety

A further representation has been received since the publication of the Report. The comments are summarised and responded to in the table below:

Comments Raised	Response
<p><i>Point 1:</i></p> <p>It is worth noticing that Stonebridge House has several times been described as being “off an unclassified road”. This is not true. Stonebridge directly onto Birchfield Road and as it has been extended over the years it has made access roads to serve the extensions behind it. Birchfield is a busy artery through a residential area.</p>	<p>Birchfield Road is a unclassified road in the stretch where the application site lies. This stretch of unclassified road runs from Lower Common Lane to the junction of where Birchfield Road and Middle Piece Drive meet, as noted within Worcestershire County Council Highway Authority (WCCHA) list of unclassified roads within the Borough.</p>
<p><i>Point 2:</i></p> <p>Stonebridge Care Home do not follow planning rules. The comment refers to Highways comments made under application 23/00449/FUL, and recommended conditions, including the requirements for in and out vehicular access arrangements and visibility splays – something in which comments refer to were not discharged, and clearly, from the plans we see in this planning process, these instructions have been ignored. There are today two access points in front of the building.</p> <p>Another example of planning rules being ignored is that planning permission was refused to drop the kerb outside the Home, and the Committee documents says was previously withdrawn.</p>	<p>23/00449/FUL It is noted that WCCHA recommended that one access was used and was conditioned as such. In reviewing this current application, WCCHA have reviewed the situation on site and have commented that since the hedge has been removed and replaced with a low fence that does not impede pedestrian or vehicular visibility, this is seen to be a betterment. The 2 vehicular access layout are acceptable to highways.</p> <p>The application 23/01282/FUL was withdrawn on 15 January 2024 and can be viewed in full on Public Access under ‘Withdrawn’. It was found that planning permission was not required for the work (as the drop kerb was off a un classified road) so it was in the applicant’s interest to withdraw the application. The approval to carry out the works is a separate matter, as that is dealt with by WCCHA in their capacity as the Highway Authority. The applicant has provided proof of permission from Ringway, who approved for the Home to carry out the works.</p>
<p><i>Point 3:</i></p> <p>Comments relating to ambulance parking, and how the Plans are missing ambulance</p>	<p>The ambulance parking positions and new parking spaces are shown on the Proposed Site Location</p>

spaces and the 1x new parking space. Comments relating to staff parking on Birchfield Road, blocking residents in, and stating this is an inadequate parking provision.	Plan B9-012 Rev C. , The Planning Statement defines how staff get to the site, via the means of walking/cycling/car sharing/public transport. There will be no increase in staffing numbers. The Planning Statement also confirms there are medical and social care professionals who visit regularly and whilst the Home endeavours to book this in at staggered times, there are times where visits happen for unannounced spot checks and inspections.
<i>Point 4:</i> Comments relating to the training facility, and how the Home market themselves as a training centre, and where students park, what facility is made for learners to park cars when they visit?	WCCHA are content with the scheme as proposed, spaces go on the number of bedrooms and staff, as detailed in their updated comments.

Officers remain of the view that the application is deemed to be acceptable in this instance. Based on the analysis of the information submitted the Highway Authority concludes that there would not be an unacceptable impact and therefore there are no justifiable grounds on which an objection could be maintained.

AMENDMENT to condition 2 to reflect the revised Proposed Site, as below:

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

- Site Location Plan, Drawing No: B9-011, Rev P1, received May 2025.
- Proposed Block Plan, Drawing No: B9-012, Rev C, received August 2025.
- Existing and Proposed Floor Plans, Drawing No: B9-006 and B9-007, received May 2025.
- Existing and Proposed Elevations, Drawing No: B9-008, B9-009, and B9-010, received May 2025
- Building Extension Key, Drawing No: Key-01, Rev P7, received May 2025
- Planning Statement, Rev C, received August 2025.

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

ADDITIONAL condition 6 to include condition suggested by WCCHP

6. The Development hereby approved shall not be occupied until the parking and turning facilities have been provided as shown on drawing B9-012 Rev C and retained as such thereafter.

Reason: To ensure conformity with submitted details and in the interests of highway safety.