

From: David Edmonds <David.Edmonds@bromsgroveandredditch.gov.uk>

Sent: 14 May 2024 02:54:37

To: NewPlan2@bromsgroveandredditch.gov.uk

Cc:

Subject: FW: 24/00391/FULHIGHWAYS RESPONSE no objec 21 Bartlett Road, Redditch - Lister Tube

Attachments: Design and Access Statement .pdf, P-01 Site Location Plan-A3 Sheet (2).pdf, P-05 Proposed Site Block Plan-A3 Sheet (2).pdf

From: Agimal, Sukvinder (BEC) <SAgimal@worcestershire.gov.uk>

Sent: Tuesday, May 14, 2024 2:48 PM

To: David Edmonds <David.Edmonds@bromsgroveandredditch.gov.uk>

Subject: Re: 24/00391/FULHIGHWAYS RESPONSE no objec 21 Bartlett Road, Redditch - Lister Tube

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Dear David

I have no highway objections to the proposed erecting of a lightweight storage building of 148 square metres (GIA) – no highway implications.

The additional information submitted (attached) by the applicant now provides the clarification with regards to the internal site layout of the yard and also the location of the existing car parking.

Extract from D&A:

Access & Parking

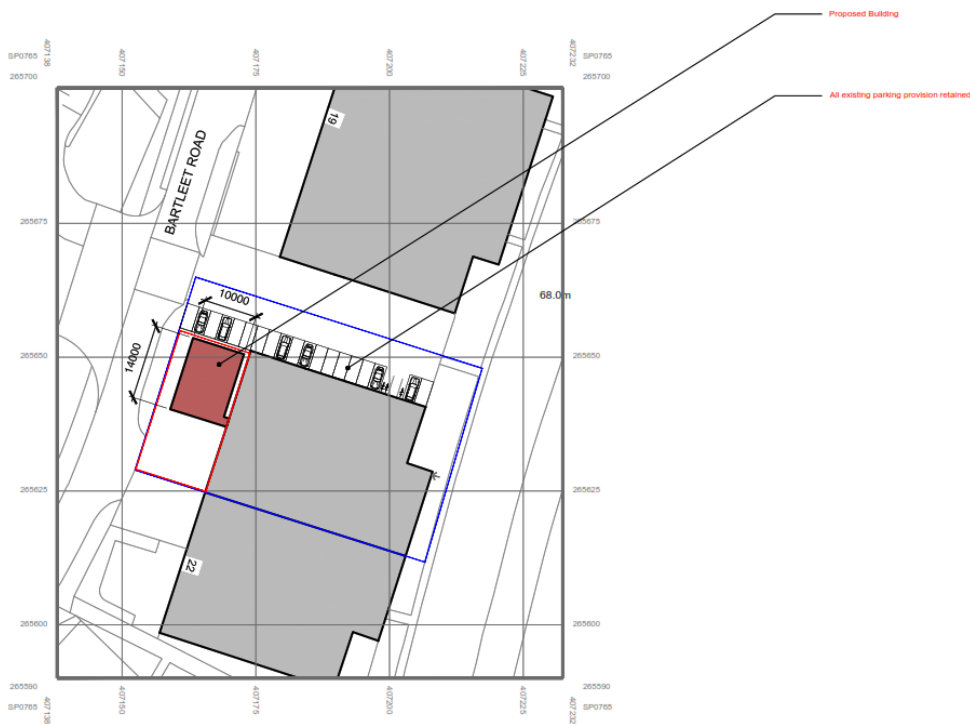
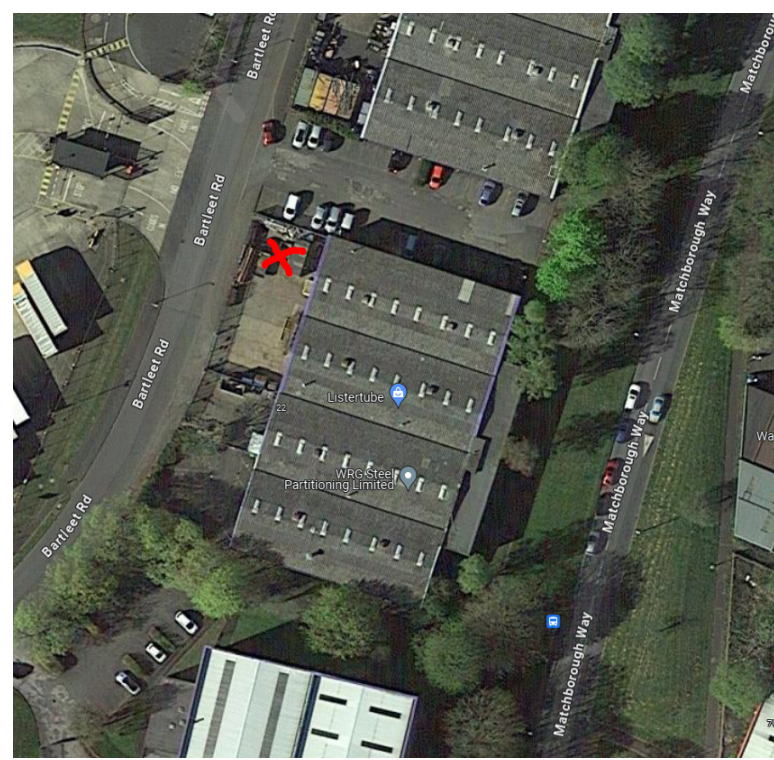
The new units will be accessed from within the existing site, the existing site access will be maintained and no new access from the existing high way will be required for vehicles, cyclists or pedestrians.

Parking on site will remain unaffected. There is provision on site for up to 19 cars to be parked. There are 15 full time members of staff so there is plenty of parking available even if all staff members chose to drive to work. This is of course an unlikely / worst case scenario given the good public transport links to the site and other sustainable transport options available that staff are encouraged to choose.

All internal circulation around the site will be maintained and no additional barriers will be created to prevent disabled people moving about the site. New doors will be a minimum 850mm clear allowing wheel chair access if required. The existing disabled facilities, including parking and toilets, remain unchanged.

Proposed Site, new structure shown maroon Existing access points serving the development will be maintained to a high standard. This will ensure that the vehicle access remains in good order to serve the commercial requirements at the site.

Site location and proposal:



Kind Regards
Sukvinder S Agimal FIHE MCIHT
 Development Control Engineer
 Development Management
 Transport Planning Unit
 Worcestershire County Council
 County Hall, Spetchley Road, Worcester, WR5 2NP

Advice relating to Streetscape Design Guide, Highways Specifications and Pre Application advice can be found here:
<https://www.worcestershire.gov.uk/bids-plans-and-strategies/local-transport-plan>
<https://www.worcestershire.gov.uk/applications-and-permissions/highways-pre-application-advice>



From: David Edmonds <David.Edmonds@bromsgroveandredditch.gov.uk>
Sent: Tuesday, May 14, 2024 12:44 PM
To: Agimal, Sukvinder (BEC) <SAgimal@worcestershires.gov.uk>
Subject: [WCC EXTERNAL]FW: 24/00391/FUL - 21 Bartlett Road, Redditch - Lister Tube

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Hi Agi

I have secured some further plans and supporting information covering the issue of the adequacy of car parking for the expansion of floorspace into the fenced curtilage to the site. I would be grateful if you can comment further on highway safety in respect of this additional information.

Kind regards

David Edmonds
Principal Planning Officer
Officer of Bromsgrove District and Redditch Borough Councils

Telephone 01527 881345
Email - David.Edmonds@bromsgroveandredditch.gov.uk

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B98 8AH

www.bromsgrove.gov.uk

www.redditchbc.gov.uk



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From: info@re-dsn.com <info@re-dsn.com>
Sent: Tuesday, May 14, 2024 11:09 AM
To: David Edmonds <David.Edmonds@bromsgroveandredditch.gov.uk>
Subject: Re: 24/00391/FUL - 21 Bartlett Road, Redditch - Lister Tube

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Good Morning David,

It was good to speak with you yesterday, please see attached revised site location & proposed block plans showing the blue line as discussed. I have also shown parking bays on the proposed block plan. Please see also a revised DAS, it has been revised to include a brief statement about the on site parking facilities.

If there is anything further I can do to help with the application please do not hesitate to let me know.

Best

Rhydian Eldridge
Architect

07521 078628
www.re-dsn.com



arb Architects
Registration
Board

Company No: 13775448
Registered in England and Wales

On 9 May 2024, at 17:28, David Edmonds <David.Edmonds@bromsgroveandredditch.gov.uk> wrote:

Dear Rhyddian Eldridge

I am the planning officer dealing with the above application. I have been trying to speak to your on the telephone but the number you have provided - 07521978628 appears to be the wrong number. I have tried to get the right telephone number from the applicant company but the number they gave which I have noted down as 07966468440 appears to be the wrong number for you.

In terms of application completeness, it appears that the applicant owns additional land to the north-east of the site which I understand may be used for parking of employees and customers which if this is the case needs to be identified in edge in blue in accordance with the advice on the Council's web site, snipped below

<image004.png>

In the Bromsgrove and Redditch Council's Development Management Team in addition to checking the application for validity we like to give an initial view on supportability of the proposed development.

In terms of design, one of the main issues, the building would be positioned in front of the characteristic building line in the immediate vicinity, but this would be mitigated, to a certain extent, by having a similar gable ended design, being subordinate in scale and having similar materials.

Regarding car parking it would appear that the building would displace the opportunity for car parking in the forecourt and for the floor area of a building in the same primary B2 use as the main building, to accord with the Worcestershire County Highways Streetscape Design Guide, there would need to be 1 space per 35sqm = 4 parking spaces. Also, I have calculated that the existing building in B2 use ought to have 23 parking spaces.

Since reliance seems to be placed operationally on the land adjacent to the north-east boundary if this is in the ownership of the applicant I would suggest you could draw a block plan plotting the available parking. Moreover, a supporting statement addressing this parking issue would be necessary.

Yours sincerely

Yours sincerely

David Edmonds
Principal Planning Officer
Officer of Bromsgrove District and Redditch Borough Councils

Telephone 01527 881345

Email - David.Edmonds@bromsgroveandredditch.gov.uk

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B61 8DA

www.bromsgrove.gov.uk

<image001.jpg>

Redditch Borough Council
Town Hall
Walter Stranz Square
Redditch
Worcestershire
B98 8AH

www.redditchbc.gov.uk

<image002.jpg>

<image003.png>

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