

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

Sent: 14 May 2024 02:33:24

To: NewPlan2@bromsgroveandredditch.gov.uk

Cc:

Subject: FW: 24/00391/FUL - 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

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

Telephone 01527 881345

Email - David.Edmonds@bromsgroveandredditch.gov.uk

Please note that due to a continue high volume of planning application and enquires being received, there may be a delay in the assessment and determination of planning applications and enquires. For further information please visit the Planning Pages on the relevant councils website at Planning Permission - bromsgrove.gov.uk or Planning Permission - redditchbc.gov.uk

Bromsgrove District Council
Parkside
Market Street,
Bromsgrove,
Worcestershire
B61 8DA

www.bromsgrove.gov.uk



Bromsgrove
District Council
www.bromsgrove.gov.uk

Redditch Borough Council
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Walter Stranz Square
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www.redditchbc.gov.uk



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Redditch Borough Council
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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,

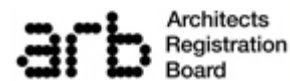
It was good to speak with you yesterday, please see attached revised site location & proposed block plans showing the blue line as discussed. I have also shown parking bays on the proposed block plan. Please see also a revised DAS, it has been revised to include a brief statement about the on site parking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

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

Best

Rhyddian Eldridge
Architect

07521 078628
www.re-dsn.com



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

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<image001.jpg>

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<image002.jpg>

<image003.png>

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