



# Planning Committee

Thu 11 Sep  
2025  
7.00 pm

Oakenshaw Community  
Centre, Castleditch Lane,  
B98 7YB

 **Redditch**  
Borough Council  
Working together for our communities

**If you have any queries on this Agenda please contact**

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## ***GUIDANCE ON FACE TO FACE MEETINGS***

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If you have any questions regarding the agenda or attached papers, please do not hesitate to contact Gavin Day ([gavin.day@bromsgroveandredditch.gov.uk](mailto:gavin.day@bromsgroveandredditch.gov.uk))

### **PUBLIC SPEAKING**

For this meeting the options to participate will be in person, by joining the meeting using a video link, or by submitting a statement to be read out by officers.

The process approved by the Council for public speaking at meetings of the Planning Committee is (subject to the discretion and control of the Chair) as summarised below:

in accordance with the running order detailed in this agenda and updated by the separate Update report:

- 1) Introduction of application by Chair
- 2) Officer presentation of the report.
- 3) Public Speaking - in the following order:-
  - a. Objectors to speak on the application;
  - b. Ward Councillors (in objection)
  - c. Supporters to speak on the application;
  - d. Ward Councillors (in support)
  - e. Applicant (or representative) to speak on the application.

Speakers will be called in the order they have notified their interest in speaking to the Democratic Services Team (by 12 noon on Tuesday 9<sup>th</sup> September 2025) and invited to the table or lectern.

- 4) Members' questions to the Officers and formal debate / determination.

Speakers will be called in the order they have notified their interest in speaking to the Democratic Services Team and invited to address the committee.

Each individual speaker will have up to a maximum of 3 minutes to speak, subject to the discretion of the Chair.

Each group of supporters or objectors with a common interest will have up to a maximum of 10 minutes to speak, subject to the discretion of the Chair.

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### Notes:

- 1) Anyone wishing to address the Planning Committee on applications on this agenda must notify Gavin Day from the Democratic Services Team on 01527 64252 (Ex 3304) or by email at [gavin.day@bromsgroveandredditch.gov.uk](mailto:gavin.day@bromsgroveandredditch.gov.uk) before **12 noon on Tuesday 9<sup>th</sup> September 2025**.
- 2) Advice and assistance will be provided to public speakers as to how to access the meeting and those using the video link will be provided with joining details for Microsoft Teams. Provision has been made in the amended Planning Committee procedure rules for public speakers who cannot access the meeting by Teams, and those speakers will be given the opportunity to submit their speech in writing to be read out by an officer at the meeting. Please take care when preparing written comments to ensure that the reading time will not exceed three minutes. Any speakers wishing to submit written comments must do so by **12 noon on Tuesday 9<sup>th</sup> September 2025**
- 3) Reports on all applications will include a summary of the responses received from consultees and third parties, an appraisal of the main planning issues and a recommendation. All submitted plans and documentation for each application, including consultee responses and third party representations, re available to view in full via the Public Access facility on the Council's website [www.redditchbc.gov.uk](http://www.redditchbc.gov.uk)
- 4) It should be noted that, in coming to its decision, the Committee can only take into account planning issues, namely policies contained in the Borough of Redditch Local Plan No. 4 and other material considerations, which include Government Guidance and other relevant policies published since the adoption of the Development Plan and the "environmental factors" (in the broad sense) which affect the site.
- 5) Although this is a public meeting, there are circumstances when the committee might have to move into closed session to consider exempt or confidential information. For agenda items that are exempt, the public are excluded.
- 6) Late circulation of additional papers is not advised and is subject to the Chair's agreement. The submission of any significant new information might lead to a delay in reaching a decision. The deadline for papers to be received by Planning Officers is 4.00 p.m. on the day of the meeting.

### Further assistance:

If you require any further assistance prior to the meeting, please contact the Democratic Services Officer (indicated on the inside front cover), Head of Legal, Democratic and Property Services, or Planning Officers, at the same address.

At the meeting, these Officers will normally be seated either side of the Chair, who will be seated at the front left-hand corner of the Committee table as viewed from the Public Gallery.

## Agenda

### Membership:

Cllrs:	Andrew Fry (Chair)	Matthew Dormer
	William Boyd (Vice-Chair)	Bill Hartnett
	Juma Begum	David Munro
	Brandon Clayton	Ian Woodall
	Claire Davies	

### 1. Apologies

### 2. Declarations of Interest

To invite Councillors to declare any Disclosable Pecuniary Interests and / or Other Disclosable Interests they may have in items on the agenda, and to confirm the nature of those interests.

### 3. Confirmation of Minutes (Pages 7 - 12)

### 4. Update Reports

To note Update Reports (if any) for the Planning Applications to be considered at the meeting (circulated prior to the commencement of the meeting)

### 5. 24/01206/FUL - The Anchorage, West Avenue, Smallwood, Redditch, Worcestershire, B98 7DH (Pages 13 - 20)

### 6. 25/00437/FUL - Access At Morton Stanley Park, Windmill Drive, Redditch, Worcestershire (Pages 21 - 30)

### 7. 25/00790/FUL - 2 Marlpit Lane, Headless Cross, Redditch, Worcestershire, B97 5AN (Pages 31 - 34)

### 8. 25/00791/S73 - 57 Poplar Road, Batchley, Redditch, Worcestershire, B97 6NY (Pages 35 - 40)

### 9. 25/00969/DEM - Former Hawthorne Rd Community Centre, Hawthorne Rd, Batchley, Redditch, B97 6NG (Pages 41 - 44)

### 10. Urgent Business

To consider any Urgent Reports, details of which have been notified to the Assistant Director of Legal, Democratic and Procurement Services prior to the commencement of the meeting and

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which the Chair, by reason of special circumstances, considers to be of so urgent a nature that it cannot wait until the next meeting.

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### MINUTES

#### Present:

Councillor Andrew Fry (Chair), Councillor William Boyd (Vice-Chair) and Councillors Brandon Clayton, Claire Davies, Matthew Dormer, Bill Hartnett, David Munro, Ian Woodall and Paul Wren

#### Officers:

Helena Plant, Amar Hussain, Steve Edden and Emily Cox

#### Democratic Services Officers:

Gavin Day

#### 19. APOLOGIES

Apologies for absence were received from Councillor Juma Begum with Councillor Paul Wren in attendance as substitute.

#### 20. DECLARATIONS OF INTEREST

Councillor Ian Woodall declared an other disclosable interest in relation to agenda item 6 (minute No24) in that he had been very vocal regarding traffic and the impact of local development in the surrounding area. Therefore, he believed that his views were too strong to guarantee impartiality when considering the application, and he would leave the room during the consideration of the item and take no part in the discussion or decision thereof.

#### 21. CONFIRMATION OF MINUTES

The minutes of the Planning Committee meeting held on 17<sup>th</sup> July 2025 were presented to Members.

#### RESOLVED that

**the minutes of the Planning Committee meeting held on 17<sup>th</sup> July 2025 were approved as a true and accurate record and were signed by the Chair.**

#### 22. UPDATE REPORTS

Members indicated that they had enough time to read and consider the Update reports, therefore, the update reports were noted.

Chair

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**23. 25/00414/REM - IPSLEY HOUSE, IPSLEY CHURCH LANE, IPSLEY, REDDITCH, B98 0AJ**

The application was reported to the Planning Committee for determination because the application was for major development. As such the application fell outside the scheme of delegation to Officers.

Officers presented the report and in doing so, drew Members' attention to the presentation slides on pages 5 to 26 of the Site Plans and Presentations pack.

The application was for Ipsley House, Ipsley Church Lane, Ipsley, Redditch, B98 0AJ and sought Reserved Matters approval for the erection of 62 dwellings (use class C3), open space and associated works.

Officers detailed that the Outline Planning application 24/00717/OUT went before Members and was approved in November 2024. At the time an indicative plan was shown to Members which was not intended to be an accurate representation of the final plan, however, the plan shown at the time drew an objection from a member of the public.

The location of the development and surrounding area were detailed to Members, particularly those to the north at Shottery Close and to the East at Ipsley Court. The heights of the proposed dwellings and surrounding area were shown to Members on page 13 of the Site Plans and Presentations pack.

The dwellings were mostly 3-bedroom units in brick and tile construction matching the surrounding developments, the makeup of housing was considered to reflect the requirements of the most recent Housing and Economic Development Needs Assessment (HEDNA) which identified that there was a greater need for 3-4 bed units within the Borough. Furthermore, Officers clarified that due to vacant building credits there was no requirement for the developer to provide any affordable units as part of the development.

Officers drew Members' attention to the public right of way shown on page 16 of the Site Plans and Presentations pack. Links were identified which connect the new footpath on the development site with existing route just outside the site boundary to maintain a connection for public access.

Site access was initially determined during the outline application so would not usually also form part of the proceeding reserved matters application. However, due to a very minor change to the access point, Members were asked to consider the matter again. To



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highlight the change Members' attention was drawn to page 25 of the Site Plans and Presentations pack, which shows a straightening of the access road which had a slight curve in the outline application.

There was no objection from statutory consultees which included Worcestershire County Council, Highways (County Highways) regarding the change to access. Furthermore, there were no objections from any other statutory consultee subject to appropriate Conditions. The only objection to the application being from a resident, which was summarised in the Officers report.

At the invitation of the Chair, Mr Steve Williams, local resident, addressed the Committee in objection to the application. Michaela Corbett, on behalf of the applicant, spoke in support.

The following was clarified by Officers following questions from Members:

- Informative 4 was a standard informative and did not reflect that the road network might have difficulties with drainage.
- There was no supplied parking for visitors as part of the application, however, all dwellings comply with the required number of parking spaces based on the size of the dwelling.
- All dwellings must comply with building regulations which mandate the inclusion of EV charging points with any new builds.

There was some confusion regarding the removal of some trees and hedgerow on the site. However, Officers confirmed that there was no intention to remove the hedgerow or trees indicated. With the possible exception of a small section of the hedgerow to accommodate the linking of the new and existing public footpath as detailed on page 25 of the Site Plans and Presentations pack.

Members expressed the opinion that it was a good use of a brownfield site, which was preferable to development going into greenbelt areas. On being put to the vote it was

### **RESOLVED that**

**having had regard to the development plan and to all other material considerations, planning permission be GRANTED subject to the Conditions and Informatives as outlined on pages 22 to 24 of the Public Reports pack.**

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**24. 25/00636/FUL - STONEBRIDGE NURSING HOME, 178 - 180  
BIRCHFIELD ROAD, REDDITCH, WORCESTERSHIRE, B97 4NA**

The application was being reported to the Planning Committee because the Ward Member requested it be determined by Planning Committee as opposed to being determined under Delegated Powers.

Having declared an interest, Councillor Woodall retired from the meeting room and took no part in the debate or decision thereof.

The Chair announced that the primary objector speaking on the application, Mrs Eileen McMahon, was known to Members of the Labour party but that it would not play a part in their decision and that Members would remain impartial.

Officers presented the report and in doing so, drew Members' attention to the presentation slides on pages 9 to 23 of the Update Reports pack. Officers clarified that since the publication of the agenda, some more recent photographs were obtained which Officers felt necessitated an updated presentation for Members. Furthermore the amended and additional Conditions detailed on page 8 of the Update Reports pack were highlighted to Members.

The application was for Stonebridge Nursing Home, 178 – 180 Birchfield Road, Headless Cross, Redditch and sought a two-storey rear and front extension to improve facilities.

Officers drew Members attention to the site plans detailed on pages 12 and 14 of the Update Reports pack, highlighting the proposed extension locations shown on page 14. Officers also drew Members attention to 203 Birchfield Road opposite which was also owned by the nursing home, and which accommodated some employee parking.

The extensions which would be 5x7.5x2.8m and 5.75x7.85x10.5m for the front and rear extensions respectively, would create an additional 3 bedrooms within the home. The alterations to the building were shown on pages 32 and 33 of the update reports pack, labelled as rooms 1-10.

There were 9 separate objections from 5 Members of the public, which were summarised in the report. The main reason for objection was the impact on highways and parking. There were no objections from statutory consultees which included Worcester County Council, Highways (County Highways).

Officers detailed that when assessing parking spaces required for a care home, in accordance with WCC Parking standards, 1 space

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was required per 4 residents. As the plan detailed 29 spaces which was an increase of 9 spaces, this was compliant with parking standards.

At the invitation of the Chair, Mrs Eileen McMahon, Local Resident and Councillor Barker Smith, Ward Member, addressed the Committee in opposition to the development. A statement was also read out by Officers on behalf of Philip Edmunds, the Applicant, in support of the application.

After questions from Members the following was clarified by Officers.

- As the road was designated as unclassified there was no requirement for the developer to submit a planning application for the parking spaces outside number 178/180.
- The size of the development has increased since the care home was established and was evidenced by the planning history. It was usual for the impact of the development to be assessed rather than just the size increase. Officers did not feel that the impact was severe.
- The location of the waste bins was not shown on the plans. However, that detail was not required for the planning application and was not a material planning consideration.
- That the disabled spaces were split between the two sites.
- The Informative requested by WRS regarding the contaminated Land 250m away was a standard Informative in place so there was a process if anything was discovered. There was no identified immediate risk to the site.
- That a construction management plan would be submitted under Condition 5 to manage the impact of the development and also to identify locations for material storage and workers quarters.

The previous dedicated hatched Ambulance space shown on page 20 of the Update Reports pack was to be repositioned between new parking spaces and Officers detailed to Members the position of this and a second ambulance point on the site near the entrance.

Officers detailed that currently the Care home had capacity for 52 residents with some of the rooms having shared facilities. The application was to give all rooms an en-suite facility with some widening of corridors. Officers further clarified that the care home licence currently permitted up to 55 residents so would not require a change. Additionally, there would be no increase in employees on site.

Members then debated the Application which officers had recommended for approval.

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Members expressed the opinion that they did not consider the information presented by County Highways to be robust and that in their opinion it did not adequately stand up to scrutiny and there would be an impact on the highways network within the area, the question was how severe. Members further commented that even though it may not have been previously marked as such, it did not stop Employees using some of the “new parking” areas for parking previously. Therefore, the increase in parking by the development would be less than that claimed by the developer. Members drew Officers attention to the image on Page 23 of the Update Reports pack which appeared to show a vehicle parked in a spot not currently designated for parking. Officers detailed that they could not comment on that matter but that the new plan would be conditioned as part of the application.

After Comments from Members, Officers clarified that the storage of Medical/food waste was an operational issue for the care home and that it would not form a material planning consideration. Additionally, Officers highlighted that the care Home would be bound by their own regulations in regard to Health and Safety and Care arrangements, therefore, those matters could not be considered material planning considerations.

Members commented that the Planning Committee must consider an application on its Merits and expressed the opinion that the care home provided a much-needed benefit for the Borough and that 3 additional bedrooms would not have a significant impact the highways network. Furthermore, without an objection from relevant consultees there was not a good material Planning reason on which to refuse the application. Therefore, on being put to the vote it was:

**RESOLVED that**

**having had regard to the development plan and to all other material considerations, planning permission be GRANTED subject to:**

- **Conditions 1,3,4,5 and the Informative as Outlined on pages 33 to 34 of the Public Reports pack.**
- **Amended Condition 2 as Outlined on page 8 of the Update Reports pack**
- **The Additional Condition 6 as Outlined on page 8 of the Update Reports pack**

The Meeting commenced at 7.00 pm  
and closed at 9.11 pm

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**Planning Application 24/01206/FUL**

**Change of use of disused Hostel to 3 No. flats. 2 No. 1 Bed flats and 1 No. 2 Bed flat**

**The Anchorage , West Avenue, Redditch, Worcestershire, B98 7DH,**

**Applicant: Mrs Penny Bevington**  
**Ward: Central Ward**

**(see additional papers for site plan)**

The case officer of this application is Sharron Williams, Planning Officer (DM), who can be contacted on Tel: 01527 534061 Ext 3372 Email: sharron.williams@bromsgroveandredditch.gov.uk for more information.

### **Site Description**

The site comprises of a former hostel building. The property is detached built around the 1950's. It sits within a site of established landscaping comprising of trees that are subject to a Tree Preservation Order. The site is located within the white area of the Borough of Redditch Local Plan No. 4 which is predominantly residential.

### **Proposal Description**

Permission is sought to convert the building into 3 self contained flats. 2 No. 1 bedroom flats would be provided at ground floor level, and 1 No. 2 bedroom flat would be provided at first floor level. Each flat would have its own external access into the flat concerned.

Works to enable the conversion are generally internal with the exception of the bricking up of an existing door way on the north eastern elevation.

A total of 4 off street car parking spaces would be provided within the application site. Ancillary works are also proposed such as new footpaths, a retaining wall, drainage works, and provision of bin and cycle storage.

### **Relevant Policies :**

#### **Borough of Redditch Local Plan No. 4**

Policy 1: Presumption in Favour of Sustainable Development

Policy 2: Settlement Hierarchy

Policy 4: Housing Provision

Policy 39: Built Environment

Policy 40: High Quality Design and Safer Communities

### **Others**

National Planning Policy Framework (2024)

National Planning Practice Guidance

Redditch High Quality Design SPD

National Design Guide

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**Relevant Planning History**

1986/114/RC4	Change of use to a Hostel For Homeless Persons	Approved	22.05.1986
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**Consultations****Worcestershire Highways - Redditch**

No objection subject to conditions.

**North Worcestershire Water Management**

No objection. The proposed development site is situated in the catchment of the Park Brook. 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 also indicates that there is no surface water flood risk to the site.

**WRS - Noise**

No objection to the application.

**WRS - Contaminated Land**

Recommend conditions.

**Tree Officer**

No objection.

**Waste Management**

No comments submitted.

**Public Consultation Response**

No comments submitted following public consultation which included 8 neighbour letters sent out, and a site notice erected.

**Assessment of Proposal**

The site is shown as "white land" on the Borough of Redditch Local Plan Proposals Map, indicating that it lies within the main urban area of Redditch. Policy 2 of the Borough of Redditch Local Plan No. 4 (Local Plan No. 4) refers to Redditch urban area as the main Settlement, and shall be the focus for development as it provides the highest level of services and facilities in a sustainable location. The principle of new residential development into three flats is therefore acceptable in this location subject to other considerations including character and appearance, residential amenity and highway matters.

Regard should also be had to nationally described space standards set out in the Department for Communities and Local Government's Technical Housing Standards. This document provides minimum internal floor space standards for dwellings of all types and tenures. A one bedroom flat should have a minimum floor area of 39 square metres and a two bed roomed flat should have a minimum floor area of 61 square metres.

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In the case of the current proposal, the one bedroom flats 1 (approx. 60 sqm) and 3 (approx. 66 sqm) at ground floor level exceed the 39 sqm minimum described space standard. The two bedroom flat (flat 2) at first floor level would measure approx. 63 sqm, and would generally exceed 61 sqm minimum described space standard. However, as this flat would be at first floor level within the roof area of the building, there would be some restricted headroom and as such the flat would be slightly under the required standard. It is also noted that the second bedroom of this flat is small, however, it could be suitable for a child.

Whilst regard is given to the technical housing standards, this document does not form part of the development plan as they have not been adopted as part of a policy in the local plan. In view of this, the standards are given reduced weight. The flats concerned would all comprise the necessary facilities for day-to-day living, as well as a provision of outdoor space. Therefore, despite the slight reduction in floorspace for the first floor flat, the principle of development is supported by officers.

### **Character and Appearance**

Policy 5 of Local Plan No. 4 states that efficient use of land should be sought in new development schemes and Policy 39 of the Local Plan No. 4 echoes this requirement but also states that development should contribute positively to the surrounding environment. Similarly, Policy 40 of the Local Plan No. 4 expects development to be of a high quality design that reflects or complements local surroundings and materials. Given the minimal changes proposed to the external appearance of this character building, it is considered that the character and appearance of the site will remain generally the same. Although it is noted that there will be some change to the existing landscaping within the site due to the removal of three trees to enable the development.

### **Residential Amenity**

Paragraph 135(f) of the National Planning Policy Framework (NPPF) states that planning decisions should seek a good standard of amenity for existing and future users of land and buildings. Furthermore, the Borough of Redditch High Quality Design SPD provides further guidance in relation to residential amenity, seeking to protect against adverse loss of light, outlook, privacy and overbearing impact.

Given the minimal changes proposed to enable the conversion of the building, there would be no negative impact through loss of light, outlook or overbearing impact. There would also be no additional windows inserted into the building. In view of this there would be no detrimental impact to privacy arising as a result of the proposed development.

The amenity space within the grounds of the application site would be shared between the occupiers of the three flats and would offer adequate communal amenity provision for the potential occupiers in accordance with the Borough of Redditch High Quality Design SPD.

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### Highway matters

Worcester County Highways have considered the proposal and note that it is a change of use of a disused Hostel to 3 No. flats. The site is located in a residential town centre and sustainable location; the private access drive fronting the proposed development does not benefit from footways or street lighting, however the proposed development is only approx. 15m from West Avenue via this access road and does benefit from footways and street lighting on both sides of the road. The site is located within walking distance of amenities, bus route and bus stops, Kingfisher Shopping Centre, Bus Station and Redditch Train Station.

The Highway Authority has undertaken a robust assessment of the planning application and concludes that there would not be an unacceptable highway impact and as such raise no objection subject to conditions to ensure the provision of cycle storage and car parking provision.

### Environmental matters

Worcester Regulatory Services (WRS) state that although the site is in proximity to a former landfill and area of unknown contamination, as well as a historical industrial area; part of which was investigated for lead, cadmium and nickel contamination; no issues are anticipated due to the internal works and no change of footprint. However, given the age of the building and in case additional soil is used for landscaping, WRS recommend a condition in respect to the importation of soil, and to ensure potential contaminated land issues on site are appropriately addressed.

### Tree matters

The Tree Officer has stated no objection to the proposal and notes that three trees would need to be removed to implement the works required for the change of use. However, the trees concerned, particularly the Horse Chestnut is in a poor condition. Replacement tree planting would normally be encouraged to replace those lost through development; however, given the limited space available within the application site, unfortunately it is not possible on this occasion.

There may be minimal incursion on the root protection areas (RPA) of the Lime trees that are located close to the boundary abutting West Avenue. These trees are protected with a Tree Preservation Order. Therefore, extra care will be required when excavating round the root areas of the trees and works will need to be in accordance with BS5837:2012.

Biodiversity Net Gain (BNG) has become mandatory for applications submitted as of 12th February 2024. However, due to the scale of works proposed, this application would be exempt from BNG.

### Housing Supply

The proposal would create three self contained residential units which would make a valuable contribution towards Redditch's housing stock and would make efficient use of land, as supported by Policy 5 of the Local Plan No. 4.



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The proposal would not cause harm to the character and appearance of the area and external alterations would be relatively minor and would be in keeping with the local surroundings. The provision of outdoor space that would be shared between the occupiers of the three flats would provide a good standard of amenity.

The site also lies in an accessible location to services which can be reached by foot or public transport. No objections have been received from consultees and no objections have been received from neighbouring residents.

Therefore, having regard to all material planning considerations it is considered that planning permission should be granted subject to conditions.

### **RECOMMENDATION:**

**That having regard to the development plan and to all other material considerations, planning permission be GRANTED subject to the following summarised conditions:**

#### **Conditions**

- 1) The development to which this permission relates must be begun not later than the expiration of three years beginning 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 plans and drawings to be defined.

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

- 3) All new external walls shall be finished in materials to match in colour, form and texture those on the existing building.

Reason:- To ensure that the development is satisfactory in appearance, to safeguard the visual amenities of the area.

- 4) Details of the proposed bin storage areas shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully implemented before the first occupation of the flats.

Reason: To ensure that the development is satisfactory in appearance, to safeguard the visual amenities of the area.

- 5) The Development hereby permitted shall not be first occupied until 3 sheltered and secure cycle parking spaces complying with the Council's adopted highway design

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guide have been provided in accordance with details which shall first be submitted to and approved in writing by the Local Planning Authority and thereafter the approved cycle parking shall be kept available for the parking of bicycles only.

Reason: To comply with the Council's parking standards.

- 6) The Development hereby approved shall not be occupied until the parking facilities have been provided as shown on drawing to be defined.

Reason: To ensure conformity with submitted details.

- 7) The Development hereby approved shall not be occupied until the applicant has submitted to and had approval in writing from the Local Planning Authority a residential welcome pack promoting sustainable forms of access to the development. The pack shall be provided to each resident at the point of occupation.

Reason: To reduce vehicle movements and promote sustainable access.

- 8) Full details of any soil or soil forming materials proposed for importation to the site for use in garden areas, soft landscaping, filling, and level raising must be submitted to the Local Planning Authority and approved in writing prior to import and implementation of the scheme. The material must be assessed for contamination and suitability for use on site.

Full donor site details, proposals for contamination testing; including testing schedules, sampling frequencies and allowable contaminant concentrations (as determined by appropriate risk assessment), must be submitted to and approved in writing by the Local Planning Authority prior to import on to the site.

Following implementation of the approved scheme suitable validatory evidence (including but not exclusive to laboratory certificates, photographs, consignment notes, and relevant risk assessment) should be submitted to and approved in writing by the Local Planning Authority.

All works are to be carried out by competent persons and in accordance with the Environment Agencies 'Land Contamination Risk Management' guidance (LCRM).

Reason:- To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property, and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

- 9) In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported

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immediately to the Local Planning Authority. The applicant is advised to immediately seek the advice of an independent geo-environmental consultant experienced in contaminated land risk assessment, including intrusive investigations and remediation.

No further works should be undertaken in the areas of suspected contamination, other than that work required to be carried out as part of an approved remediation scheme, unless otherwise agreed by the Local Planning Authority, until requirements 1 to 4 below have been complied with:

1. Detailed site investigation and risk assessment must be undertaken by competent persons in accordance with the Environment Agency's 'Land Contamination: Risk Management' guidance and a written report of the findings produced. The risk assessment must be designed to assess the nature and extent of suspected contamination and approved by the Local Planning Authority prior to any further development taking place.

2. Where identified as necessary, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to identified receptors must be prepared and is subject to the approval of the Local Planning Authority in advance of undertaking. The remediation scheme must ensure that the site will not qualify as Contaminated Land under Part 2A Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

3. The approved remediation scheme must be carried out in accordance with its terms prior to the re-commencement of any site works in the areas of suspected contamination, other than that work required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority.

4. Following completion of measures identified in the approved remediation scheme a verification report that demonstrates the effectiveness of the remediation carried out must be produced and is subject to the approval of the Local Planning Authority prior to the occupation of any buildings on site.

Reason:- To ensure that the risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property, and ecosystems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

- 10) Any excavations within the root protection areas must be carried out by hand and in accordance with BS5837:2012.

Reason: In order to protect the trees which form an important part of the amenity of the site.

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**Procedural matters**

This application is being reported to the Planning Committee because the applicant is Redditch Borough Council. As such the application falls outside the scheme of delegation to Officers.

**PLANNING  
COMMITTEE****11<sup>th</sup> September 2025****Planning Application 25/00437/FUL****Installation of a 24m by 15m multi-use games area (MUGA) with 2m high fencing****Access At Morton Stanley Park, Windmill Drive, Redditch, Worcestershire,****Applicant: Mr Tom Holloway  
Ward: Webheath And Callow Hill****(see additional papers for site plan)**

The case officer of this application is Jonathan Pavey-Smith, Planning Officer (DM), who can be contacted on Tel: 01527 881689 EXT 1689 Email: jonathan.pavey-smith@bromsgroveandredditch.gov.uk for more information.

**Site Description**

The application site forms part of Morton Stanley Park, which is comprised of 95 acres of open space. The park was once a farm owned by William Morton Stanley who left the land in his will to the inhabitants of Redditch, to be used as a park. The park lies to the north of Callow Hill and is accessed off Windmill Drive to the east and Green Lane to the west. The site is allocated as Primarily Open Space under Policy 13 of the Borough of Redditch Local Plan No4 (BoRLP4) The park is served by a car parking area; children play equipment and a recently installed café facility.

**Proposal Description**

The planning application relates to a proposed Multi Use Games Area (MUGA) sited immediately to the north of the main pathway which runs from Windmill Drive out to the west and Green Lane.

The MUGA would comprise a tarmac base which would be painted with coloured lined markings so that it could be used for a number of sports and games. The rectangular games area, measuring 24 metres by 15 metres, would be enclosed by a steel fence system which would be just above 2 metres in height along its lengths and just above 3 metres in height along most of its width. There would be four basketball/netball hoops located on each side of the rectangular games area. There would also be four mini recessed goals, and two larger recessed goals incorporated into the steel fence system that forms the walls of the games area. The enclosed games area can be accessed by entrance gaps within the steel fencing, which includes an access for disabled persons. The information provided with the application states that the games area can be used for a number of sports and activities including football, basketball and mini tennis, and is suitable for a wide age range. A single bench would also be located directly outside of the MUGA to the south.

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It should be noted that Schedule 2, Part 12, Class A of the General Permitted Development Order (GPDO) allows for development comprising small buildings, works or equipment on land belonging to a local authority, and implemented by them, without the need for planning permission. As one of these limitations prohibits buildings or equipment with a capacity over 200 cubic, and the capacity of the proposed MUGA would exceed this, the proposal requires express planning permission.

**Relevant Policies:**

Borough of Redditch Local Plan No. 4  
 Policy 1: Presumption in Favour of Sustainable Development  
 Policy 13: Primarily Open Space  
 Policy 16: Natural Environment  
 Policy 39: Built Environment  
 Policy 40: High Quality Design and Safer Communities  
 Policy 43: Leisure, Tourism and Abbey Stadium

Others

NPPF National Planning Policy Framework (2019)  
 NPPG National Planning Practice Guidance

**Relevant Planning History**

21/00228/FUL	Proposed Café, toilets, additional car parking and ancillary works	Approved	19.04.2021
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**Consultations**

**Sports England:** The proposed development does not fall within either our statutory remit (Statutory Instrument 2015/595), or non-statutory remit (National Planning Policy Guidance (PPG) Par. 003 Ref. ID: 37-003-20140306) and, therefore, Sport England has not provided a detailed response in this case but would wish to give the following advice to aid the assessment of this application.

If the proposal involves the loss of any sports facility, then full consideration should be given to whether the proposal meets Par. 104 of National Planning Policy Framework (NPPF) is in accordance with local policies to protect social infrastructure and meets any approved Playing Pitch Strategy or Built Sports Facility Strategy that the local authority has in place.

**Leisure Services (Sports Provision/Facilities):** The Leisure Services team fully supports this application. We are committed to continuously enhancing our facilities to encourage residents to enjoy the outdoors and lead active lifestyles in our public open spaces. The addition of new amenities is expected to attract more park visitors and promote longer dwell times.

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The park currently features a children's play area (designed for those under 12), a skate park, and other play facilities aimed primarily at young teenagers. The proposed Multi Use Games Area (MUGA) is intended to complement these by providing a space suitable for a wider age range, helping to bridge the current gap in provision. The MUGA will accommodate multiple users simultaneously and support a range of activities for community enjoyment.

Working closely with the appointed contractor, HAGS, we have identified the most appropriate location for the new facility. The proposed site offers easy access from the main footpath and provides a fully hardstanding surface, both inside and around the area. Its proximity to the main car park, café, and play area ensures excellent natural surveillance and encourages a shared space where families can enjoy multiple amenities in one area.

There is a small group of trees nearby that the Parks team can thin or remove if necessary to further enhance visibility and safety. Since the installation of the café, incident reporting has improved significantly, thanks to strong communication between park users, the parks team, and café tenants. We anticipate this positive trend will continue as the park's facilities expand.

The current design includes a few seating options, with final placements to be confirmed prior to installation. Multiple access points to the MUGA including both goal ends and a side entrance will improve accessibility and offer clear exit routes if required.

We believe this facility will be a valuable asset to the park and the wider community.

**Worcester Regulatory Services:** Regarding Noise - No Objections.

**Tree Officer:** No Objections

**Community Safety Officer:** This type of development can attract anti-social behaviour, and whilst this could be improved by good surveillance, the site does not offer alternative locations for the development where the situation would be improved. Although anti-social behaviour could be deterred to some extent by securing the facility, given that this is an open facility for the public to use, this would not be an option here either.

Community Safety would suggest that positioning is considered and suggest the facility is positioned with the improved opportunities for natural surveillance closer to the existing café.

**Worcester County Council Archaeology:** The proposed development for 'Installation of a 24m by 15m multi-use games area (MUGA) with 2m high fencing' is situated directly adjacent to the site of a potential medieval farmstead 'Upper Grinsty Farm' (demolished in the 19<sup>th</sup> century) and the course of the probable medieval routeway Lackmans Lane (WSM50179).

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A farmstead is located on the site of Upper Grinsty Farm on Blagrave's Map of Feckenham, dated 1591 (Copied in 1744 by John Doharty). Lackmans Lane is also named on the map, appearing as a substantial routeway linking Upper Grinsty Farm with traditional farmsteads Lower Grinsty Farm (labelled Grinsty on the 1840 tithe) and Greenlane Farm (labelled Green Lanes on the tithe) to the west, and Callow Hill Road. By the 1840 tithe Lackmans Lane is recorded as a footway. Both Lower Grinsty and Greenlane Farms appear to have been moated (WSM00775 and WSM00022).

There is high potential for Upper Grinsty Farm to have medieval origins. Earthworks of ridge and furrow are discernible on LiDAR on the opposite side of Lackmans Lane, an indicator of medieval farming (WSM41238 and WSM41239), while the Portable Antiquities Scheme records the discovery of a medieval coin on the western boundary of the 20<sup>th</sup> century park (WSM66061).

The proposed development area is directly adjacent to the site of a potential medieval farmstead and routeway, recorded on Blagrave's Map of Feckenham and therefore the application is judged to have moderate potential to impact heritage assets of local archaeological interest that would be significantly altered or lost through development. On this basis, should you be minded to grant planning permission for this scheme it is recommended that a programme of archaeological works should be secured and implemented by means of a suitably worded condition attached to any grant of planning permission. This would take the form of archaeological monitoring and recording (a watching brief) on groundworks.

*'Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted'. (NPPF Section 16, paragraph 218).*

In order to comply with policy, we recommend that a programme of archaeological works should be secured and implemented by means of a suitably worded condition attached to any grant of planning permission.

**Public Consultation Response**

Site notice displayed expired 21.07.25

Twenty neighbour letters sent expired 20.07.25.

One letter of objection has been received which raises concerns that the proposed development would be subject to vandalism and would be misused after hours. It would also increase pressure for parking.

**Assessment of Proposal**

Morton Stanley Park is designated as Primarily Open Space (POS) on the proposals map and therefore Policy 13 of the Borough of Redditch Local Plan no. 4 (BoRLP4) is most



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relevant when considering the principle of new development. The main aim of this policy is to ensure that designated POS is protected, and where appropriate, enhanced to improve its quality, value, multifunctionality and accessibility. Loss of POS is resisted unless a number of considerations are met.

With regards to the current proposal, the MUGA scheme has been proposed in order to improve and enhance the current playing field provision. The development would allow a wide variety of activities and exercise to take place in the area and would be suitable to use in all weather conditions. The MUGA has been designed to be multi-functional but also suitable for a wide age range, as well as being accessible to individuals with disabilities. The site can be easily accessed by pedestrian footpaths and there is a vehicular access off Windmill Lane leading to the parking area of the café to the north of the site.

The proposal is therefore considered to clearly meet the aims of Policy 13 of the BoRLP4, and therefore the principle of development is supported. Furthermore Policy 43 of the BoRLP4 supports proposals relating to leisure facilities provided they are located within a sustainable location, which is accessible by a choice of transport.

Whilst the principle of development is considered acceptable it is still considered necessary to consider other material planning considerations.

### **Design and Safety**

Policy 39 of the BoRLP4 requires development to contribute positively to the local character of the area. Further to this, Policy 40 of the BoRLP4 seeks development of a good design including that which contributes to both public and private spaces.

In order to achieve this, Policy 40 expects proposals to be of a high-quality design which reflects or complements the local surroundings, is of an appropriate siting and layout, is accessible, and encourages community safety.

With regards to the above, the new MUGA would be sited close to the footpath so that it would be easily accessible during winter months. The MUGA would comprise of a coloured tarmac base and a high-quality steel enclosure made up of panels and posts. Some of the panels would be brightly coloured so that the facility was vibrant and attractive to users. The steel panel and post system would also provide a strong structure, which would make the facility vandalism proof and ensure that sports could be played safely. The vertical tubes which make up the panels would be positioned close together so that even small balls would not escape the MUGA. With regards to its siting, design and appearance, the proposed development is considered acceptable.

The Community Safety Officer has highlighted that this type of recreational development can attract issues with anti-social behaviour. Whilst this is noted, it is not considered that any improvements or relocation of the proposal could be made through amendments and

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these concerns have been balanced against the benefits of the proposed community facility, which include social benefits as well as benefits to health and wellbeing.

With regards to securing the facility, the applicant has stated that the MUGA is proposed to be an open facility for the public to use and it is not therefore intended that the MUGA would be locked. With regards to providing emergency contact details, this can be suggested to the applicant through an informative, however it is not considered that it would be reasonable to request this by planning condition. Notwithstanding these suggestions, it is noted that the MUGA would be sited in relatively close proximity to the existing cafe building, the car park and the footpath network, allowing some natural surveillance of the facility, which would assist in reducing the likelihood of anti-social behaviour occurring.

**Residential Amenity**

In view of location of the MUGA, which is approximately 250 metres from any neighbouring dwellings (nearest to the south on Morton Lane), the development is not considered to cause any significant harm to residential amenity. Worcestershire Regulatory Services (WRS) have reviewed the proposal and have raised no objections with regards to noise and nuisances. It has been clarified that no lighting is proposed as part of the MUGA scheme.

**Trees and Ecology**

There are no trees to be removed as part of the development proposal and the Council's Tree Officer has confirmed that the proposal raises no tree related issues. Furthermore, given that the trees would not be affected and as the area of land that the MUGA would be sited on is well maintained, short grass, the installation of the MUGA raises no concerns in relation to ecology matters.

**Biodiversity Net Gain**

In England, subject to some limited exceptions, biodiversity net gain is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). This statutory framework is referred to as 'biodiversity net gain' (BNG) in Planning Practice Guidance to distinguish it from other or more general biodiversity gains or protections.

This objective is for development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat and this applies in the case of this application. This increase can be achieved through onsite biodiversity gains, registered offsite biodiversity gains or statutory biodiversity credits.

The habitat lost because of the development is modified grassland and the submitted small sites metric (July 2024) shows a baseline position and the subsequent post development position. Onsite BNG uplift is not feasible due to the limited extent of the red line application site. The applicant has therefore stated that they wish to achieve the 10%

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uplift via an offsite biodiversity gain. This will need to be controlled through a legal agreement and the recommendation is drafted accordingly. Overall, the development is therefore acceptable regarding BNG.

### **Archaeology:**

The proposed development for 'Installation of a 24m by 15m multi-use games area (MUGA) with 2m high fencing' is situated directly adjacent to the site of a potential medieval farmstead 'Upper Grinsty Farm' (demolished in the 19<sup>th</sup> century) and the course of the probable medieval routeway Lackmans Lane (WSM50179).

Archaeology have stated no objection to the scheme subject to conditions relating to a Written Scheme of Investigation prior to the commencement of development.

### **Public Consultation**

One letter of objection has been received from a neighbour who lives on Fairburne Gardens. The letter raised concerns with regards to the potential of the proposal attracting anti-social behaviour, vandalism and increased parking pressure. As considered above, whilst it is possible that anti-social behaviour takes place at the site in the future, this should be weighed against the social, health and wellbeing benefits of providing a recreational facility in the area. The construction of the MUGA is strong and has been designed to prevent crack and breaks and to be resistant to vandalism. The seating is a single bench and as the community safety officer advised, this can encourage nuisance loitering. However this has to be weighed against the above listed benefits, whilst noting other seating areas already exist in the park.

Regarding the parking it is deemed unlikely that the MUGA will lead to any additional parking issues at Morton Stanley Park given the nature of the facility and compared to the facilities currently at the site (café and play area). It is likely that the park will be busy during children's holidays with or without the MUGA.

### **Conclusion**

The multi-use games area subject to this application would enhance and improve an existing area of POS, which provides a valued leisure facility for the local community. Given that the proposed development would attract a wide range of users, the proposal scores highly in relation to the social aspect of sustainable development. The siting, design and appearance of the development is considered acceptable, and given that no technical concerns have been raised by consultees, it is considered that the proposal is in accordance with the Development Plan and therefore it is recommended that planning permission is granted subject to conditions.

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### RECOMMENDATION:

That having regard to the development plan and to all other material considerations, authority be **DELEGATED** to the Assistant Director for Planning, Leisure and Culture Services to **GRANT** planning permission subject to:-

a) The satisfactory completion of a S106 planning obligation ensuring that:

- A suitable Biodiversity Net Gain Plan is submitted and implemented
- suitable management and monitoring of the Biodiversity Net Gain Plan
- S106 monitoring fee/s are paid to the Borough Council

and

b) The conditions as listed below:

### Conditions:

1) The development to which this permission relates must be begun not later than the expiration of three years beginning 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:

Layout Plan Q-33171-Q7Y9-C-1 Dated 23/06/2025  
Elevations Q-33171-Q7Y9-ELEVATIONS Dated 23/06/2025  
Site Layout: Q-33171-Q7Y9-PP-A1 Dated 23/06/2025

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

3) Prior to its first use, the frame of the multi-use games area hereby approved shall be finished in powder coated paint in colour RAL 6005 green.

Reason: To protect the visual amenity of the area and to ensure that the frame is damage resistant.

4) No development shall take place until a programme of archaeological work including a Written Scheme of Investigation, has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:

## PLANNING COMMITTEE

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- a. The programme and methodology of site investigation and recording.
- b. The programme for post investigation assessment.
- c. Provision to be made for analysis of the site investigation and recording.
- d. Provision to be made for publication and dissemination of the analysis and records of the site investigation
- e. Provision to be made for archive deposition of the analysis and records of the site investigation
- f. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

Reason: In accordance with the requirements of paragraph 218 of the National Planning Policy Framework.

5) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (4) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: In accordance with the requirements of paragraph 218 of the National Planning Policy Framework.

### **Informative**

The applicant is advised to erect signage on or near the site which provides emergency contact details.

### **Procedural matters**

This application is being reported to the Planning Committee because the applicant is Redditch Borough Council. As such the application falls outside the scheme of delegation to Officers.

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**PLANNING  
COMMITTEE**11th September 2025

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**Planning Application 25/00790/FUL****Single storey side extension, 2 storey rear extension and part first floor front extension****2 Marlpit Lane, Redditch, Worcestershire, B97 5AN,****Applicant: Mr S Dacuss  
Ward: Headless Cross And Oakenshaw Ward****(see additional papers for site plan)**

The case officer of this application is Paul Murphy, Planning Officer (DM), who can be contacted on Tel: 01527 881201 Email: p.murphy@bromsgroveandredditch.gov.uk for more information.

**Site Description**

The application site is a detached dwelling situated in the residential area of Headless Cross. Marlpit Lane consists of a mix of semi-detached and detached two storey properties arranged along a private no through road, which commences to the west of 50 Feckenham Road and culminates in a footpath to the east of the B4504 Windmill Drive.

The dwelling is located on the northern side of Marlpit Lane. It is set in a small run of dwellings immediately to the west of 50 Feckenham Road and is abutted on both sides by dwellings, with two storey development located to the rear in Fordbridge Close.

The land is level without no notable gradients. The design of these dwellings is inter-war with brick and render materials.

**Proposal Description**

The application seeks planning permission for a

- single storey side extension 2.9 m wide towards the east boundary with number 50 Feckenham Road, having a mono pitch roof 4.4m high and eaves of 2.63m,
- two storey rear extension 5.5m deep at ground level and 3.9m at first floor level from the existing rear elevation, with gables of 7.5 and 6.7m
- and a 2m deep first floor extension to the east of the principal elevation which is 2.7m in width.

The side extension provides a study, utility/w.c.& kitchen, the two-storey rear extension provides a living area at ground floor level, a principal bedroom with ensuite at first floor level and the first-floor front extension provides a fourth bedroom to the property.

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### Relevant Policies :

#### **Borough of Redditch Local Plan No. 4**

Policy 1: Presumption in Favour of Sustainable Development

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)

National Planning Practice Guidance

Redditch High Quality Design SPD

### Relevant Planning History

None

### Consultations

#### **Worcestershire Highways**

No objection subject to conditions

### Public Consultation Response

Two letters were sent to the adjoining occupiers of 2 Marlpit Lane, consultations expire 12<sup>th</sup> September 2025. No Comments Received to Date

### Assessment of Proposal

As the application site is situated within the residential area of Headless Cross, Policy 39 and Policy 40 of the Borough of Redditch Local Plan No.4 are relevant to the consideration of this application. The key issues to consider is the design and visual amenity of the scheme and any impact upon neighbour amenity.

The two-storey rear extension would not be visible from the street scene and therefore will not impact upon the character of Marlpit Lane by virtue of its position. The presence of existing development, in the form of a detached garage set to the east side which is adjacent to no 50 Feckenham road, reduces the impact of the single storey side extension and its mono pitch roof. Finally, the limited set forward at first floor extension, which itself is set down from the main roof, maintains the character of the existing dwelling.

The application form indicates that all materials will match the existing dwelling, this includes brick at part ground floor with render above.

Overall, the proposals are considered to be acceptable as the design, appearance and scale of the extensions are sympathetic to the main house and would not impact negatively on the character of the street or local area.



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The proposal introduces windows to the ensuite and the first-floor bathroom which are to be conditioned as obscured glazing. The Redditch High Quality Design supplementary planning document sets out the application of the 45 Degree line in respect of two (or more) storey development. The position of the rear extension would not infringe on the 45-degree code in respect of adjoining properties. Overall, the proposal would not result in any adverse harm to the amenities enjoyed by the occupiers of the nearby dwellings regarding loss of light, outlook or privacy.

The proposal increases the number of bedrooms from three to four. Consultation has taken place with Worcestershire County Council (WCC) regarding parking provision. The parking plan submitted indicates the provision of three parking spaces with circulation space as suggested by WCC. A condition had been proposed requiring a bound material to be used for the first 5m of the access, however in implementing the parking layout shown in PL108 Rev B, this hard surfacing will be achieved. Consequently, the condition requiring bound material is not recommended to be attached to any permission which may be granted.

In conclusion, the proposal is considered to be acceptable with respect to its impact upon visual amenity, neighbour amenity and highway safety and is therefore considered to be in compliance with Policy 20, 39 and Policy 40 of the Borough of Redditch Local Plan No. 4, the Redditch High Quality Design Supplementary Planning Document (SPD) and the guidance within the National Planning Policy Framework.

### **RECOMMENDATION:**

**That having regard to the development plan and all other material considerations, DELEGATED POWERS be granted to the Assistant Director of Planning, Leisure, and Cultural Services, to determine the application on the 12th September, subject to no objections being received which raise material considerations not already considered as part of the officer's report. Subject to the following conditions:**

#### **Conditions:**

- 1) The development to which this permission relates must be begun not later than the expiration of three years beginning 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:

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PL102E Proposed Ground Floor  
PL103D Proposed First Floor  
PL105D Proposed Elevations  
PL106A 45 Degree Line

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 those on the existing building.

Reason: To ensure that the development is satisfactory in appearance, to safeguard the visual amenities of the area.

- 4) The windows to be installed at first floor on the North and East elevations serving the en-suite and bathroom; on the approved plans shall be fitted with obscure glazing and any opening lights shall be at high level and top hinged only. The obscure glass shall be maintained in the said window in perpetuity.

Reason: To protect the amenities of neighbouring residents

- 5) The Development hereby approved shall not be occupied until the access and parking facilities have been provided as shown on drawing PL108 Rev B.

Reason: To ensure conformity with submitted details.

**Procedural matters**

This application is being reported to the Planning Committee because the applicant is related to an employee of Redditch Borough Council. As such the application falls outside the scheme of delegation to Officers.

**PLANNING  
COMMITTEE****11<sup>th</sup> September 2025****Planning Application 25/00791/S73**

**Variation of planning condition 5 (opening hours) of planning permission  
19/01452/FUL (Proposed opening hours: 11am to 11pm Monday to Saturday, 11am  
to 7pm Sunday, and 11am to 9pm on Bank Holidays)**

**57 Poplar Road, Redditch, Worcestershire, B97 6NY.**

**Applicant: Mr Gursharan Singh  
Ward: Batchley And Brockhill Ward**

**(see additional papers for site plan)**

The case officer of this application is Claire Gilbert, Planning Officer (DM), who can be contacted on Tel: 01527 881655 Email: [claire.gilbert@bromsgroveandredditch.gov.uk](mailto:claire.gilbert@bromsgroveandredditch.gov.uk) for more information.

**Site Description**

The application site is located within a Tier 3 Local Shop/ Parade within the residential area of Batchley in Redditch. The site is situated within a parade of 10 shops/ commercial units, each with flats, which extend over two floors, above. The application site is at the southeastern end of the parade. It comprises a ground floor shop unit and rear tarmacked shared service yard.

The parade of shops and commercial units are set back from the Poplar Road frontage and fronted by a service road cul de sac with parking and an open grassed area with groups of trees. There is a quadrangle of bungalows, Pitcheroak Cottages, to the south east of the site. There is informal parking to the rear.

**Proposal Description**

Planning Permission was granted under Planning Application 19/01452/FUL for the Change of use of No. 57 Poplar Road from A1 to A5 and A3 Uses.

For information, A5 was the use class for hot food takeaways, these establishments sold prepared hot food for consumption off the premises. A3 use referred to the sale of food and drink for consumption on the premises, encompassing restaurants, cafés, and snack bars. However, these specific use classes were replaced in 2020, A3 is now generally covered under the new Class E (Commercial, business and service). For A5 the change to the Use Classes Order 2020 makes them *sui generis* (of their own kind) and not part of Class E.

The change in the Use Classes Order does not alter the fact, that the 19/01452/FUL permission was subject to a number of conditions one of which, Condition 5, limits the opening hours of the unit. It states ;

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5. The hours of opening for the development hereby approved shall be limited to the following hours:

Monday & Tuesday - 15.00hrs to 23.00hrs  
 Wednesday - CLOSED  
 Thursday to Saturday - 15.00hrs to 23.00hrs  
 Sunday - 13.00hrs to 19.00hrs  
 BANK HOLIDAY - 13.00hrs to 21.00hrs

Reason: - To define the permission and to ensure the proposed use can operate in a compatible way with the interests of the living conditions of surrounding residential properties.

The current application is a Section 73 application which is proposing to retain the use of the premises as an A5 and A3 use, (now mixed Class E and sui generis use) but to vary the opening hours condition of Planning Permission granted under application 19/01452/FUL, so that they can open from 11am every day including Wednesday. The closing times are proposed to remain the same.

**Relevant Policies:****Borough of Redditch Local Plan No. 4**

Policy 1: Presumption in Favour of Sustainable Development

Policy 2: Settlement Hierarchy

Policy 20: Transport Requirements for New Development

Policy 30: Town Centre and Retail Hierarchy

Policy 39: Built Environment

Policy 40: High Quality Design and Safer Communities

**Others**

National Planning Policy Framework (2024)

National Planning Practice Guidance

National Design Guide

**Relevant Planning History**

19/01452/FUL	Change of use from A1 to A5 and A3	Granted	24.08.2020
2003/129/FUL	Change Of Use From Shop Unit To Community Cafe/Teaching Facility	Granted	30.05.2003

The planning Permission granted under Application 2003/129/FUL was for the change of use from a Shop Unit to a Community Cafe/Teaching Facility. This application was granted on 30.05.2003 subject to conditions which related to the use and the opening hours. The approved opening hours were:

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8am to 10pm- Monday to Saturday  
11am to 5pm- Sundays

**Consultations**

**Worcestershire Highways – Redditch consulted 23.07.2025 expired 16.08.2025**  
Highways have no highway objections.

**WRS - Noise consulted 23.07.2025 expired 16.08.2025**  
No objection to the application.

**Community Safety Manager consulted 23.07.2025 expired 16.08.2025**  
No objection to application

**WRS- Licensing (Food and Drink) consulted 23.07.2025 expired 16.08.2025**  
No Comments Received to Date

**Public Consultation Response**

9 Neighbour notification letters sent 28.07.2025 Expired 21.08.2025  
No Comments received to date

**Assessment of Proposal**

The approved opening hours set out in Condition 5 of planning permission 19/01452/FUL are the opening hours that were proposed by the applicant of that application at that time, as they reflected his planned business model (19/01452/FUL).

Approved opening hours:

Monday & Tuesday - 15.00hrs to 23.00hrs  
Wednesday – Closed  
Thursday to Saturday - 15.00hrs to 23.00hrs  
Sunday - 13.00hrs to 19.00hrs  
Bank Holiday - 13.00hrs to 21.00hrs

57 poplar Road is currently a vacant unit. The applicant of this application has however recently taken on the tenancy of the unit from the Council and is applying to vary the opening hours condition to enable them to open the unit every day and to open in the morning to allow them to serve brunch and coffee. Given this they are proposing to change the opening hours of the premises to 11am every day. They are not however proposing to change any of the permitted closing times.

Proposed Opening Hours:

Monday to Saturday 11am to 11pm

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Sunday 11am to 7pm  
Bank Holidays 11am to 9pm

There are residential properties within close proximity of the unit, including above the unit. The proposed opening hours are not however considered to be excessive in terms of the mixed day and evening uses and would not extend the opening hours any later than they currently are. It is also considered that the proposed opening times would still provide some respite for local residents with more limited hours on Sundays and bank holidays.

It is also noted that Worcestershire Regulatory Services have raised no objection to this application in relation to any noise issues.

The permission granted under planning application 19/01452/FUL did have a condition appended to it which required details of the refuse storage facilities to be provided prior to the approved use first being implemented. No details have been provided in relation to this condition to date. It is however noted that the approved Location Plan from planning application 19/01452/FUL (Drawing No. 512.04) did indicate where the refuse storage area would be located for the unit. This plan showed that this would be in the existing service yard to the rear of the unit, which is set within an enclosed compound and is accessed via a service road that leads to the rear of the commercial units from Foxlydiate Crescent. Given this, it is not considered to be necessary, or reasonable, for us to re attach this refuse storage condition to this application, should permission be granted.

Community safety have raised no objection to the application.

Highways have raised no highway objections to the proposed changes.

Overall, it is considered that the proposal would accord with policy and as such would be acceptable.

**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 shall be carried out in accordance with the following plans and drawings:

512.04 Location and Site Plan  
512.02 Proposed Plans and Elevations

Reason: To define the scope of the planning permission hereby granted in the interests of proper planning

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2. The hours of opening for the development hereby approved shall be limited to the following hours:

Monday to Saturday - 11.00hrs to 23.00hrs

Sunday - 11.00hrs to 19.00hrs

Bank Holidays - 11.00hrs to 21.00hrs

Reason: To define the permission and to ensure the proposed use can operate in a compatible way with the interests of the living conditions of surrounding residential properties.

### **Informative**

- 1) The local planning authority have worked with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with this planning application through negotiation and amendment.

### **Procedural matters**

This application is being reported to the Planning Committee because the application site is owned by Redditch Borough Council. As such the application falls outside the scheme of delegation to Officers.

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**REDDITCH BOROUGH COUNCIL****PLANNING  
COMMITTEE**

11th September 2025

**Application: 25/00969/DEM****Proposed demolition of single storey former Community Centre****Former Hawthorne Rd Community Centre, Hawthorne Rd, Batchley, B97 6NG****Applicant: Lee Collymore: Redditch Borough Council**  
**Ward: Batchley and Brockhill Ward****(see additional papers for site plan)**

The case officer of this application is Steven Edden, Principal Planning Officer (DM), who can be contacted on Tel: 01527 548474 Email: [steve.edden@bromsgroveandredditch.gov.uk](mailto:steve.edden@bromsgroveandredditch.gov.uk) for more information.

**Site Description**

The application site comprises of a single storey building on the corner of Hawthorn Road and Foxlydiate Crescent in Batchley. The building occupies approximately half of the area of the site. The building was previously occupied as a Children's and Community Centre but has been vacant for many years.

The Planning Committee report accompanying an earlier application on the site reference 19/00168/OUT stated that:

*The Hawthorn Road Community Centre was leased by Redditch Borough Council to Redditch Play Council who provided a nursery from the building. Redditch Play Council closed at the end of August 2018 and the property was returned back to the Council. Officers within the Housing Strategy Team have undertaken a review of the building and it was considered to be uneconomical to repair and bring up to current standards.*

**Proposal Description**

This application has been submitted to determine if prior approval is required to demolish the existing building on the site.

The application is therefore a notification of intention to carry out permitted development Under Part 11, Class B of the Town and Country (General Permitted Development) (England) Order 2015 as amended.

**Policy Considerations**

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

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### Planning History

Application 19/00168/OUT granted outline permission for the demolition of the existing building and for the erection of two dwellings on 11.06.2019. This consent has however lapsed.

### Consultations

#### **Worcestershire Regulatory Services: Contaminated Land**

No objection

#### **Worcestershire Regulatory Services: Noise**

No objection

### Public Comments

For such applications, the duty lies with the applicant rather than the Council to publicise the application. A copy of the site notice has been provided by the applicant. This requires a site notice to be displayed on or near the land for not less than 21 days.

The applicant has confirmed that a site notice has been displayed and it is considered that the applicant has met the conditions of Schedule 2, Part 11, Class B.2(b) of the Town and Country Planning (General Permitted Development) Order 2015 as amended with regard to publishing the application and the applicant's contact details.

No letters of representation have been received

### Procedural Matters

Members should note that this application is **not** a planning application, it is an application for prior approval and thus the proposals cannot be considered against relevant policies of the Development Plan (The Borough of Redditch Local Plan No.4).

The application has been submitted under the Town and Country Planning (General Permitted Development) (England) Order 2015: Schedule 2, Part 11 Class B.

### Assessment of Proposal

Part 11 Class B of the Town and Country Planning General Permitted Development Order 2015 allows for:

Any building operation consisting of the demolition of a building.

Under B.1, Development is not permitted by Schedule 2, Part 11, Class B if:

(a) the building has been rendered unsafe or otherwise uninhabitable by the action or inaction of any person having an interest in the land on which the building stands and it is practicable to secure safety or health by works of repair or works for affording temporary support;

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(b) the demolition is "relevant demolition" for the purposes of section 196D of the Act (demolition of an unlisted etc building in a conservation area)

(c) the building is used, or was last used, for a purpose falling within—

(i) article 3(6)(p) (drinking establishments etc.) of the Use Classes Order;

(ii) article 3(6)(q) (drinking establishments with expanded food provision) of that Order;

(d) the building is used, or was last used, for the purpose of—

(i) a concert hall;

(ii) a venue for live music performance; or

(iii) a theatre;

(e) the demolition relates to a statue, memorial or monument ("a commemorative structure") in place for a period of at least 10 years on the date of any proposed demolition, other than a commemorative structure—

(i) that is a listed building;

(ii) that is a scheduled monument;

(iii) within a cemetery, on consecrated land, or within the curtilage of a place of public worship;

(iv) within the grounds of a museum or art gallery; or

(v) within the curtilage of a dwellinghouse

In terms of sections (a) to (e) as set out above, none of these would be applicable to the application.

Having regards to Condition B.2, your officers have considered the building to be demolished, its siting and relationship to other properties and considers that prior approval is not required for the method of demolition or site restoration.

Condition B.2 (b) (viii) (bb) states that in instances where prior approval is not required, the demolition must be carried out in accordance with the details submitted with the application.

There are no objections from Worcestershire Regulatory Services (WRS) in relation to noise or contaminated land and in the case of the latter, an informative has been suggested in relation to the risk arising from asbestos containing materials (ACMs).

In view of the above, your officers are of the view that Prior Approval of the Local Planning Authority is not required, and the development is thereby permitted under Schedule 2, Part 11, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

**RECOMMENDATION: That prior approval for demolition IS NOT REQUIRED**

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### Informatives

- 1) Prior approval is not required for the demolition of the building which is permitted development under Schedule 2, Part 11, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The demolition works must be carried out within five years from the date on which the Local Planning Authority received your notification, (22nd August 2025) in accordance with the details submitted with the application.

- 2) With any development that includes demolition or removal of asbestos containing materials (ACMs) WRS recommend any ACMs removed during alterations should be disposed of appropriately such that the development site may not be considered contaminated land under Part 2A at a later date. It is advised that that any asbestos surveys prior to demolition and handling of ACMs during works should be undertaken by competent and qualified professionals with experience of surveying and handling ACMs.

### **Procedural matters**

This application is being reported to the Planning Committee because the applicant is Redditch Borough Council. As such the application falls outside the scheme of delegation to Officers.