



Planning Committee

Thu 16 Oct
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

**Gavin Day
Democratic Services Officer**

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GUIDANCE ON FACE TO FACE MEETINGS

If you have any questions regarding the agenda or attached papers, please do not hesitate to contact Gavin Day (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 14th October 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.

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 before **12 noon on Tuesday 14th October 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 14th October 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
- 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.

Planning

Thursday, 16th October, 2025

7.00 pm

Oakenshaw Community Centre

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 - 14)

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. 25/00437/FUL - Access At Morton Stanley Park, Windmill Drive, Webheath, Redditch, Worcestershire (Pages 15 - 26)

6. 25/00453/FUL - Unit 1, Glover Street, Smallwood, Redditch, B98 7BG (Pages 27 - 38)

7. 25/00838/FUL - 5 Clent Avenue, Headless Cross, Redditch B97 5HH (Pages 39 - 42)

8. 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 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 Juma Begum, Claire Davies, Matthew Dormer, Bill Hartnett, David Munro and Ian Woodall

Officers:

Helena Plant and Amar Hussain

Democratic Services Officers:

Gavin Day

25. APOLOGIES

Apologies for absence were received from Councillor Clayton

26. DECLARATIONS OF INTEREST

Councillor Bill Hartnett declared in relation to Agenda item 9 (Minute No31) in that he was the Portfolio Holder for housing, However, he declared that he was not predetermined and that he retained an open mind in relation to the application and would stay for the debate and decision thereof.

27. CONFIRMATION OF MINUTES

The minutes of the Planning Committee meeting held on 14th August 2025 were presented to Members.

RESOLVED that

the minutes of the Planning Committee meeting held on 14th August 2025 were approved as a true and accurate record and were signed by the Chair.

28. 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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29. 24/01206/FUL - THE ANCHORAGE, WEST AVENUE, SMALLWOOD, REDDITCH, WORCESTERSHIRE, B98 7DH

The application was being reported to the Planning Committee because the applicant was Redditch Borough Council. 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 12 of the Site Plans and Presentations pack.

The application was for The Anchorage, West Avenue, Smallwood, Redditch, Worcestershire, B98 7DH and sought the Change of use of a disused Hostel and its conversion into 3 flats.

The proposed layouts were shown and Officers detailed that the 2 dwellings on the ground floor would have a single bedroom and the dwelling on the first floor would have two bedrooms. The access points were highlighted, and it was clarified that each dwelling would have its own separate entrance.

There were no external works proposed to the building with the exception of the bricking up of an external doorway on northeastern elevation of the ground floor. The changes to the site were detailed on page 9 of the Site Plans and Presentations pack which accommodated the necessary car parking spaces required for new dwellings.

Officers detailed that the site was in a sustainable urban location, and no objections were raised from statutory consultees subject to appropriate conditions.

The following was clarified after questions from Members

- That there would be no impact to the Sandycross Site as the sites had different access points.
- That the size of the dwellings was slightly below the nationally described space standards as set out in the Department for Communities and Local Government's Technical Housing Standards
- There was no provision for replacement trees to be planted for those removed from the site.
- There was limited outside amenity provision for flats.
- The supply of EV charging points was covered under building regulations, therefore, was not a consideration for Members.

Officers clarified that the decision was taken to have three rather than two flats because although the space was slightly below the nationally described space standards, the benefits of supplying

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three dwellings in a very sustainable location was deemed to outweigh the concerns.

Members moved the recommendation with the additional condition to provide biodiversity enhancements to the scheme.

On being put to a 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 as detailed on pages 17 to 19 of the Public Reports pack with an additional condition as detailed in the preamble above, the specific wording to be decided by Officers.

30. 25/00437/FUL - ACCESS AT MORTON STANLEY PARK, WINDMILL DRIVE, REDDITCH, WORCESTERSHIRE

The application was being reported to the Planning Committee because the applicant was Redditch Borough Council. 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 13 to 17 of the Site Plans and Presentations pack with the additional slide as detailed on page 7 of the Update Reports pack.

The application was for Morton Stanley Park, Windmill Drive, Redditch, Worcestershire and sought the Installation of a 24m by 15m multi-use games area (MUGA) with 2m high fencing

Officers drew Members attention to the proposed location detailed on page 14 of the Site Plans and Presentations pack. Officers further detailed that the children's play area was 110m to the north, Carpark 80m to the east and the nearest dwelling was 250m to the south.

The MUGA would be disability compliant and was in a sustainable location which was deemed to have good natural surveillance which would reduce the risk of anti-social behaviour.

Comments from West Mercia Police were detailed on page 5 of the Update Reports pack and Officers detailed that due to this the recommendation was amended and the new wording was detailed on page 5 of the Update Reports pack.

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The following was clarified by Officers following questions from Members.

- That no lighting was proposed to be installed on site.
- No trees would be removed or impacted by the installation

Members expressed concerns over the anti-social behaviour (ASB) impact which MUGAs tend to have when they are installed. Members further commented that it was not possible to see through the mesh so natural surveillance effects would be reduced.

Councillor Davies enquired regarding the impact to the habitat of the Brown Hairstreak butterfly which lived in the park. It was clarified that an impact survey was not submitted by the applicant, therefore, as the Brown Hairstreak was a protected species, Officers' recommended deferral pending the submission of an appropriate protected species survey.

Members also requested that some more information be brought back on the potential impact of ASB when installed and information on any increase of ASB following the installation of similar MUGAs.

On being put to a vote it was

RESOLVED that

That having regard to the development plan and to all other material considerations, the application be DEFERRED to a future meeting of the Planning Committee following the submission of information detailed in the preamble above.

31. 25/00790/FUL - 2 MARLPIT LANE, HEADLESS CROSS, REDDITCH, WORCESTERSHIRE, B97 5AN

The application was being reported to the Planning Committee because the applicant was related to an employee of Redditch Borough Council. 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 19 to 26 of the Site Plans and Presentations pack.

The application was for 2 Marlpit Lane, Headless Cross, Redditch, B97 5AN and sought a single storey side extension, 2 storey rear extension and part first floor front extension.

The existing and proposed plans were detailed on pages 22 and 23 of the Site Plans and Presentations pack and officers highlighted the extent of the proposed works. Officers detailed that when

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assessing the impact of the development, the impact of the side extension was minimal considering the pre existing garage on the side, the rear extension was shielded from view by the property and the front extension was stepped down as to not impact the street scene, therefore, no impact the visual amenity in the area was identified.

No objections had been received from statutory consultees nor local residents. However, Officers highlighted that the deadline for the public consultation was 12th September 2025. Therefore, Officers were asking for delegated authority to approve pending the outcome of the consultation.

Officers detailed an altered recommendation which was read out in full to Members, the new Recommendation took into account comments made in the update report whilst amending some typographical errors. Members approved of the changes and on being put to a vote it was:

RESOLVED that

having had regard to the development plan and all other material considerations, authority be DELEGATED to the Assistant Director of Planning, Leisure, and Culture Services, to GRANT planning permission after the 12th September 2025, subject to no objections being received which raise material considerations not already considered as part of the officer's report. Subject to the conditions as outlined on pages 33 and 34 of the Public Reports pack.

32. 25/00791/S73 - 57 POPLAR ROAD, BATCHLEY, REDDITCH, WORCESTERSHIRE, B97 6NY

The application was being reported to the Planning Committee because the application site was owned by Redditch Borough Council. 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 27 to 29 of the Site Plans and Presentations pack.

The application was a Section 73 application for 57 Poplar Road, Batchley, Redditch, Worcestershire, B97 6NY and sought the Variation of planning Condition 5 (opening hours) of the planning permission 19/01452/FUL.

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Officers drew Members attention to existing and proposed operating schedule detailed on page 29 of the Site Plans and Presentations pack.

No objections had been received from Worcestershire Regulatory Services, nor any other consultee. It was also clarified in the Update Reports pack that Condition 6 attached to the previous application 19/01452/FUL was no longer deemed necessary by WRS and therefore, the decision was taken not to transfer it over to the new application.

Members were in agreement with the change in operating schedule, which would allow any potential occupant to serve a lunchtime menu and would have very little impact on the local area.

On being put to a 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 Informative detailed on pages 38 and 39 of the Public Reports pack.

33. 25/00969/DEM - FORMER HAWTHORNE RD COMMUNITY CENTRE, HAWTHORNE RD, BATCHLEY, REDDITCH, B97 6NG

This application was being reported to the Planning Committee because the applicant was Redditch Borough Council. 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 31 to 33 of the Site Plans and Presentations pack.

The application was for Former Hawthorne Rd Community Centre, Hawthorne Rd, Batchley, B97 6NG and sought Proposed demolition of the former single storey Community Centre.

Officers detailed that it was not a planning permission before members but the permission to use the permitted development rights.

The site location was identified on page 33 of the Site Plans and Presentations pack. The building had been vacant for a number of years, and the decision was taken to demolish the building and a planning application for housing could be submitted at a future date.

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Comments had been received from WRS regarding noise/contamination, and an additional Informative was proposed on page 6 of the Update Reports pack. Officers clarified that the site would be cleared and levelled and boarded up ready for if a planning application was received. On being put to the vote it was:

RESOLVED that

prior approval for demolition was NOT REQUIRED. Subject to:

- **informative 1 and 2 as detailed on page 44 of the Public Reports pack; and**
- **Informative 3 as detailed on page 6 of the Update Reports pack**

The Meeting commenced at 7.00 pm
and closed at 7.59 pm

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**PLANNING
COMMITTEE****16th October 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, Webheath, 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.

This application was deferred at the meeting of Planning Committee on 11th September 2025 for Officers to investigate the impact of the development on protected species, specifically the Brown Hairstreak Butterfly.

Following the 11th September Committee, additional information has been submitted regarding:

- A Biodiversity Net Gain Map.
- A Habitat Management Plan
- Updated BNG metrics
- An Ecological Audit of the Morton Stanley Park.
- Further information regarding the habitat of the protected species Brown Hairstreak Butterfly
- Further information regarding potential Anti-Social Behaviour and the benefits of the proposal for the park as a whole.

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 (POS) 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

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immediately to the north of the main pathway which runs from Windmill Drive out to the west and on to access Green Lane. The MUGA would comprise a tarmac base measuring 24 metres by 15 metres which would be painted with coloured lined markings so that it could be used for several sports and games. The rectangular games area 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, overall, the facility measures 27m x 16m. 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 several sports and activities including football, basketball and mini tennis, and is suitable for a wide age range.

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 to this class prohibits buildings or equipment with a capacity over 200 cubic metres, 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

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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.

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. [For clarity, this aspect of the scheme has now been omitted] 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.

Worcestershire Regulatory Services: Regarding Noise - No Objections.

Tree Officer: No Objections

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West Mercia Police: I have looked on West Mercia policing systems and on Police Uk and there is nothing of significance or concern in relation to ASB in the area.

Anti-Social Behaviour crimes reported:

- 2025 May x 2 and Jan x 1.
- 2024 August x 1 and July x 1.

Further Comments West Mercia Police: Thank you for the update in relation to the confirmation of the removal of additional seating and lighting for the proposed MUGA. Not including these within the planning application, I feel, is a positive step which may reduce ASB and criminality.

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. No additional comments to make following receipt of additional information.

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 19th century) and the course of the probable medieval routeway Lackmans Lane (WSM50179).

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 20th 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

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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 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.

As outlined at the beginning of the report, additional information has been provided by the applicant in support of the proposal; this sets out that Morton Stanley is a destination park with a large amount of space for a variety of facilities. It is a green flag site representing high quality accessible spaces and is accredited through the keep Britain tidy scheme supported by the government. The addition of the café, which also house toilets, 3 years ago has increased usage of the site as this allows visitors to be able to stay longer and enjoy the park. In turn this adds increased usage of the existing facilities and the desire for the Leisure Team to add more facilities for residents to use. A MUGA would broaden the portfolio of facilities available to residents ranging from a skate park and riskier play elements to a cafe and football pitches, table tennis tables, chess table, walks and nature trails, so appealing to a variety of groups and for park visitors of all ages.

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The proposed MUGA offers, football, basketball and cricket facilities. It can be used end to end or from side to side with smaller sided goals and additional basketball hoops. Many children visit the site independently as well as those with parents. At the consultation event (held by Leisure services) every child was enthusiastic about the prospect of having a MUGA in the Park

The proposed MUGA is intended to complement the other facilities 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, from any age, but mostly geared towards older junior groups.

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. This was considered the best position where minimal ground works are required to achieve a level playing surface whilst also being close enough to other facilities so not to be isolated or out of view.

The site can be used by all, and the hardstanding provides wheelchair access and encourages all abilities to gain access and provide an inclusive facility.

The applicant highlights that Mental health and Wellbeing are at the forefront of this proposal, with the cost of living there are opportunities to access such a facility, and which is free to use. All the park facilities are free. To be able to use a similar facility indoors would be far too expensive, which would also include a charge to use such a facility. The hardstanding would allow for year-round play within the MUGA.

The proposal is therefore considered to 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.

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.

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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 is 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 anti-social behaviour issues. Whilst this is noted, it is not considered that any improvements or relocation of the proposal could be made through amendments and these concerns must be balanced against the benefits of the proposed community facility, which include a range of social benefits as well as benefits to health and wellbeing.

The applicant acknowledges that anti-social behaviour has been an issue at some MUGA sites in the past. Working with community safety colleagues they have identified that providing shelter or seating adjacent to these facilities has caused the problems. Having removed the seating, or the rooves over the seating areas, has proved very effective in addressing these issues. The applicant reports that having undertaken this work that they have not received any reports of major issues at MUGA sites in the past 2 to 3 years and that the recent installation at Greenland's Playing fields has been successful and is very popular. It's noteworthy that there is no seating or shelter areas associated with the proposal at Morton Stanley.

The applicant also identifies that Parks staff work alongside Place Teams and carryout inspections of MUGS's in accordance with RoSPA recommendations. These include routine inspections (weekly/twice weekly and address minor issues like graffiti and litter) and operational inspections, looking at fixing and structures on a quarterly basis and annual inspections covering all aspects of the facility. Since 2022 and the installation of the café and the upgrade of the children's play area at Morton Stanley only minor issues have been raised, comparable with other parks across the borough. Furthermore, the applicant identifies how the facility can give young people a constructive outlet, help reduce boredom and provide a safer alternative to street play. The facility can be used in all weathers and is accessible to all the community, it has the potential to bringing people together for shared events and to develop community pride and engagement. Overall, any concerns about the potential for antisocial behaviour at the facility must be balanced against the range of social, health and wellbeing benefits associated with this community facility.

West Mercia Police have also stated that there is nothing of significance or concern in relation to ASB in the area. In 2025 there was 3 Anti-Social Behaviour incidents recorded in Morton Stanley Park and 2 in 2024. In addition, the Police state that the removal of additional seating and lighting for the proposed MUGA is a positive step which may reduce ASB and criminality.

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In the additional information, the applicant has also set out how the design specifications of the MUGA seeks to reduce vandalism and subsequent damage of the structure. For example, only round section steel is used and is finished with a smooth surface (to discourage climbing). The grade of steel used is structural grade, all fixings are finished with tamper proof fittings and robust impact testing is part of the specification of the MUGA to ensure a robust facility, furthermore noise dampening spacers are used between fixings to reduce associated noise transmission. In terms of visibility into the MUGA at times of reduced daylight, the applicant sets out that because the facility is formed from bars, as opposed to a mesh treatment, that visibility inside the facility remains good.

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 within sight of the existing cafe building, the car park and the footpath network, allowing 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, Ecology and Biodiversity Net Gain

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 wider ecology matters.

Regarding protected species and specifically, the presence of the Brown Hairstreak Butterfly, after consulting with the Council's appointed Ecologist, it was confirmed that the habitat and breeding plant of the Brown Hairstreak Butterfly is the Blackthorn Shrub. It was requested that a survey of Blackthorn was taken at the park, this identifies that the blackthorn habitat areas are sited well away from the proposed site of the MUGA, largely around the outer margins of the park. Furthermore, the siting of the MUGA is on mown grassland and that habitat type only. As such it is unreasonable to request an ecological survey of the mown grassland as this is not the habitat for the identified protected species. The applicant is mindful of its duty to preserve the habitat of the protected species and works with a group of volunteers who conduct an annual visit and egg count

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at the park as part of the work undertaken by the West Midlands branch of the butterfly conservation group. Taking the above into consideration and as informed by the Council's appointed Ecologist, officers are satisfied that the habitat of the protected species will not be affected as part of the proposed development.

Regarding Biodiversity Net Gain (BNG), subject to some limited exceptions, BNG 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' 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 metric (September 2025) 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% uplift via an 'offsite' biodiversity gain. This will need to be controlled through a legal agreement, and the recommendation is drafted accordingly. The applicant has shown through the additional information that this will be achieved via a clay-based wildflower mix (Heavy Clay Soils Wildflower Meadow Seed BS5M 80/20) and 5 wild service trees to be planted in a grass area adjacent to the MUGA. 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 19th 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 cracks and breaks and to be resistant to vandalism.

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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, this would be in accordance with Policy 13 of the BoRLPNo4. Additional information is included in this report to demonstrate the wider benefits associated with such facilities and to show how anti-social behaviour has been addressed at other sites. 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 again additional information has been included in this report to demonstrate the robust nature of the facility. 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.

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.

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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:

- 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.

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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 Application 25/00453/FUL

**Demolition of existing building and creation of 4 bungalows for supported living
(Class C2 use)**

Unit 1, Glover Street, Smallwood, Redditch, B98 7BG

Applicant: Mr Raees Syed
Ward: Central 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 for more information.

Site Description

The site comprises a detached industrial building (1298sqm GFA) to the southern side of Glover Street with a small wedge of land to the rear of the site. It has a rectangular plan and a double gabled form, orientated with the gable end to the street. The building is constructed of brick, with stone lintels and a metal seam roof with rooflights.

The site includes a separate parcel of land, a private car park to the northern side of Glover Street which is located to the immediate east of an existing playground and Multi-Use Games Area (MUGA). This area of land is owned by the Council and is leased to the applicant on a temporary basis. Your Officers understand that the temporary lease will expire on 17th September 2026 and that under the terms of the lease the car park can only be used for the parking of vehicles used in connection with the applicant's commercial business (that which is currently operating from Unit 1 Glover Street). The car park is constructed of tarmac and is not demarked. It is currently capable of accommodating 11 vehicles.

The building is a non-designated heritage asset (NDHA) with its primary interest being its association with wartime manufacturing in Redditch, notably the manufacture of compressors for the military in World War II. The building is recorded on the County Historic Environment Record (HER) as ref. WSM27660.

In planning terms, the building has established general industrial (B2 Class) use. The surrounding area is residential in character.

Proposal Description

The application form originally described the proposals as:

Demolition of existing building and creation of 4 bungalows for social housing

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Clarification with respect to the proposals has been sought and a revised description of:

Demolition of existing building and creation of 4 bungalows for supported living (Class C2 use)

is now agreed. For the avoidance of any doubt the proposals are not for residential dwellinghouses (Class C3), nor would they provide dwellings for social / affordable housing purposes.

The applicant states that each bungalow would provide specialised residential care for children with learning disabilities and autism. Each bungalow would accommodate a single child with two bedrooms designated for residential care staff. A fourth room is proposed as a flexible space expected to be used as a sensory room. The proposals would provide the children with 24 hour care. The bungalows would be constructed using a material palette of primarily brick and render with smaller areas of timber (walls) under a tiled roof. Pedestrian access would be via Glover Street. Parking would be on-street.

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

Policy 1: Presumption in Favour of Sustainable Development

Policy 2: Settlement Hierarchy

Policy 5: Effective and Efficient use of Land

Policy 19: Sustainable travel and Accessibility

Policy 20: Transport Requirements for New Development

Policy 36: Historic Environment

Policy 37: Historic Buildings and Structures

Policy 39: Built Environment

Policy 40: High Quality Design and Safer Communities

Others

National Planning Policy Framework (2024)

Redditch High Quality Design SPD

Relevant Planning History

24/01019/FUL	Change of use and extensions to existing industrial building to create 23 new residential units	Withdrawn by applicant	15.10.2024
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Historic planning applications for modest extensions and alterations to the building itself have been granted between the years 1964 to 1971 but are not directly related or relevant to this application

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Consultations

Worcestershire Archaeological Service / Historic Environment Advisor

Comments summarised as follows:

Unit 1, Glover Street is a non-designated heritage asset of industrial built historic environment interest, recorded on the County Historic Environment Record (HER ref. WSM27660). The HER record notes the following;

Heywood Compressor Factory, Glover Street, Redditch.

During WWII Heywood made compressors for aircraft. They were also involved in production for tanks and marine craft. The factory moved to Burnt Oak Lane, Redditch in 1981. In 1998 the building on Glover Street was occupied by Recoil Spring Company. Dating to the early 20th century, the building is recorded on the 4th Edition Ordnance Survey map, dated 1938.

The proposed development would result in the total loss of a non-designated heritage asset of local built historic environment interest. The loss of the non-designated heritage asset would be regrettable, and Local Authorities should actively promote the conservation and enhancement of non-designated heritage assets, where sustainable. In this case, given the date and character of the building, from an archaeological perspective, I do not feel that there would be a strong case for full objection and therefore a balanced judgement will be required having regard to the scale of any harm or loss and the conservation significance of the heritage asset (NPPF paragraph 216).

If the application were to proceed, I would 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. This would take the form of Historic Building Recording to Level 3 standard (as defined by Historic England in Understanding Historic Buildings; a Guide to Good Recording Practice).

RBC Conservation Officer

Comments summarised as follows:

The building (to be demolished) is of some architectural merit, with features including the round gable windows, brick detailing to the eaves and verges and brick pilasters along the side elevations. Internally, it appears to be a largely open space as would be expected in an industrial building, with some small partitions creating offices and other rooms.

In terms of its history, the building dates from the early C20, first appearing on old maps between the 1903 and 1926 editions of the OS. This part of Redditch appears to have industrialised in the early decades of the twentieth century, with the construction of numerous industrial buildings to the south of Glover and Union Street, including the application site, a cycle works, brickworks and a large battery works. The application site is the only remaining industrial building in the area from this period. The heritage statement identifies the building as having historic industrial uses, with the most notable being the manufacture of compressors for the military in World War Two.

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Architecturally, external alterations have eroded some of its historic character and the frontage now contributes little to the street scene. Conservation would consider the building to be a non-designated heritage asset (NDHA) of relatively low significance, with its primary interest being its association with wartime manufacturing in Redditch.

The proposal would result in harm through the total loss of a NDHA. Paragraph 216 of the NPPF (2024) states that:

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

The degree of harm caused should be balanced against the public benefits of the scheme. We would note that no information has been provided as to why the conversion of the building was not possible, though we appreciate the constraints of the site.

Worcestershire CC Highway Authority

Comments summarised as follows:

It has been clarified that the car park edged red to the immediate east of the MUGA (to the northern side of Glover Street) is leased to the applicant to be used in connection with the applicants existing B2 use. Under the terms of the current lease, it would not be available to serve the proposed development. As such, parking to serve the proposed (C2) use would need to be on-street.

The site is located in a residential and sustainable location, off an unclassified road. Glover Street has footways and street lighting, and no parking restrictions are in force in the vicinity. The site is located within walking distance of amenities, bus route and bus stops. Redditch Railway Station and Bus Station is located approx. 1km from the site.

Based on car parking standards set out in the WCC Streetscape Design Guide, the existing B2 use would generate sufficient parking demand for 28 car parking spaces. Under the terms of the current lease it would be possible to park 11 cars within the adjacent car park to the north of Glover Street. The proposed development (C2 use) identifies a requirement for 10 car parking spaces.

The on-street car parking demand by way of comparison would be 17 (for the existing use) compared to 10 for the proposed use. There would therefore be a reduced demand for car parking when comparing the existing use with that of the proposed use.

No objections are raised with respect to the proposals impacts upon the highway network.

In the case of planning permission being granted, conditions are recommended to cover:

*Re-instatement of existing dropped kerb

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*Submission of a Construction Environmental Management Plan (to include demolition of existing building)

*Cycle parking provision (4 spaces to be provided)

North Worcestershire Water Management

Comments summarised as follows:

Whilst in principle I have no issues with the proposed development from a flood risk perspective, minimal drainage details have been provided with this application. These details can however be provided via a condition. No objections are raised subject to the imposition of a suitably worded drainage condition.

Worcestershire Regulatory Services (WRS) – Contaminated land

No objection subject to land remediation (full tiered investigation) conditions

Worcestershire Regulatory Services (WRS) - Air Quality

WRS Technical Services (Pollution Team) has reviewed available records and documents and have no adverse comments to make

Public Consultation Response

The application has been publicised by writing to adjacent occupiers, and by site notice.

Nine representations supporting the application have been received. Comments are summarised as follows:

- The proposals would enhance the street
- The existing factory use is not suited to a residential area
- Parking issues which arise here are due mainly to the nearby takeaway and from delivery drivers
- The use would rejuvenate the area without appearing overpowering
- The proposal represents a responsible and positive use of the land
- The long-term benefits associated with the proposed use would outweigh the disruption caused by the demolition of the existing building
- The demolition of an old deteriorating building with bungalows would uplift the aesthetics of the area

Four representations have been received in objection. Comments are summarised as follows:

- On-street parking is currently extremely limited, particularly during evenings, weekends, and holiday periods. The introduction of the bungalows without adequate off-street parking provision will place further strain on the limited space available and severely affect the quality of life for existing residents
- Increased congestion poses a serious risk to pedestrian safety especially for children and families who regularly use the children's play area located opposite

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- Construction traffic during the development phase would contribute to congestion and raise safety risks for pedestrians and residents alike
- Some existing properties share a boundary with the application site. Damage to existing property boundaries is likely without appropriate retaining walls to support the land from subsidence
- The size of the development should be reduced to allow for on-site parking
- The existing premises have been used for many decades as a commercial property serving the area and its people with employment. The architecture and character of the building was designed to resemble that of the residential properties in the vicinity which date back to 1903. Allowing the demolition of this building would be a great loss
- The bungalows would alter the appearance, character and architectural style of this area. Smallwood as a whole, but Glover Street particularly dates back to 1903, and is surrounded by a lot of history and architecture from the Victorian era. Changing the style of the area would be detrimental to its character, appearance, identity and community pride. Allowing this development would detract from the area's identity
- Noise and pollution levels would rise considerably during the demolition and construction period to the detriment of existing residents health and well-being
- Overlooking from the bungalows into gardens and houses of existing residents is likely to result

One representation has been received neither supporting nor objecting to the application. Comments are summarised as follows:

- Concerns raised regarding access for plant / delivery vehicles and disruption for residents during the construction and demolition period

Other matters which are not material planning considerations have been raised but are not reported here as they cannot be considered in the determination of this application

Assessment of Proposal

Principle of development

As set out above, Unit 1, Glover Street is a non-designated heritage asset of industrial built historic environment interest, recorded on the County Historic Environment Record (HER). The building bares resemblance to many residential dwellings dating from the very early 20th century with its primary interest being its association with wartime manufacturing in Redditch. Whilst the building retains many original attractive architectural features, external alterations have over time eroded some of its historic character, such that the primary elevation most visible from the public realm (that facing Glover Street) now contributes little to the street scene.

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Your officers agree with both the Councils Conservation Officer and the WCC Historic Environment Officer who comment that overall, as a NDHA the buildings significance is relatively low.

Clearly the proposed development would result in the total loss of a non-designated heritage asset of local built historic environment interest. Not only is this regrettable, from a planning policy perspective, Local Authorities should actively promote the conservation and enhancement of non-designated heritage assets, where sustainable to do so.

Members will note application 24/01019/FUL set out within the planning history section where your officers were asked to consider an application for the conversion and extension of the existing building for 23 new apartments. In principle, such applications (conversions) will be favoured by the planning department since they have several key advantages over demolition and re-build schemes.

These merits include but may not be limited to:

- Retention of a NDHA
- A more sustainable form of development having regard to carbon footprint calculations
- Fewer potential impacts upon neighbouring amenity having regard to both the demolition and construction period
- In this case an addition of 23 new dwellings (C3 use) to the Councils Housing Land Supply where the Council cannot currently demonstrate a 5-year Housing Land Supply (5YHLS)

From a developers perspective however, any scheme must be viable in principle having regard to the feasibility of converting the building in question and the necessity for the developer to enter into a S106 agreement to agree Heads of Terms which would include likely financial contributions payable to RBC, WCC and the NHS including the provision of 30% of the units as affordable dwellings. Members will note that application 24/01019/FUL was withdrawn by the applicant in October 2024.

As stated by the Councils Conservation Officer, where NDHA are directly affected by an application, NPPF paragraph 216 comments that a balanced judgement will be required having regard to the scale of any harm or loss and the conservation significance of the heritage asset.

The degree of harm caused should be balanced against the public benefits of the scheme. C2 (supported living) uses are welcomed within the Borough and can be acceptable uses within residential (Class C3) areas and therefore some public benefits would arise. The site is not 'designated' employment land where (Policy 24) would seek to resist the change of use from employment use to alternative uses.

Ultimately NDHA's are not afforded statutory protection in the same way as listed buildings are. Part 11, Class B of the Town and Country (General Permitted Development)

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(England) Order 2015, allows buildings to be demolished under prior approval subject to compliance with parts a) to e) of the legislation. It is your officers view that none of these parts would be applicable in this particular case and therefore only the method of demolition could be controlled.

If the Council wanted to prevent 'permitted development rights' which would otherwise enable the building to be demolished, an Article 4 direction would need to be (speedily) served. The Conservation Officer has not expressed any particular desire for serving an Article 4 direction in the event of a Part 11, Class B Prior Approval application being lodged with the Council.

Returning to Paragraph 216 of the NPPF and the balanced judgement which is required having regard to the scale of any harm of loss weighed against the public benefits of the scheme, your officers have concluded that (on balance), the principle of the development is acceptable.

Highway safety and parking considerations

Based on the WCC Streetscape Design Guide, for a C2 use such as this, WCC Highways believe that the use would generate a demand for 10 car parking spaces based on the scale of the development proposed. They have considered the applicants statement that two full-time members of staff would be employed as carers for each child residing in each bungalow. This would give a car parking demand of 8 spaces (2 staff x 4 bungalows). It is also reasonable to expect that friends / family of the occupants would visit and also that health care professionals / GP's and CAMHS (Child and Adolescent Mental Health Services) for example may visit the site from time to time.

Your Officers have spoken to RBC Property Services regarding the car park which falls within the application site who have re-iterated that the agreed terms of the lease allows only the parking of the Unit 1 Glover Streets' commercial vehicles and that the sum payable to the Council each year is reflective of the present commercial use of the site. They have indicated that it might be possible for any current or future owner of the Unit 1 Glover Street site to use the current car park for parking in connection with the proposed C2 use but that any such owner would need to enter into a new lease where the sum to be paid under the terms of the lease would need to reflect the land value as a C2 supporting living use. Since there can be no guarantee that any agreement could be reached on this matter it is necessary to assess whether the on-street parking demand which the proposed use would likely generate would be materially greater than that which could occur at present.

Based on car parking standards set out in the WCC Streetscape Design Guide, the existing use generates a parking demand for 28 car parking spaces. The current car park which is available to use under the current lease can accommodate 11 cars within it, meaning that 17 would need to be accommodated on-street. Comparing this to the 10 needed for the proposed use, there would therefore be a reduced demand for car parking when comparing the existing use with that of the proposed use.

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Accommodating adequate space within the site for construction workers vehicles during the build phase would inevitably be challenging and likely to result in a temporary but potentially significant increase in the numbers of vehicles parked on-street. WCC Highways have not however made specific reference to this within their comments but have recommended a planning condition requiring the submission of a Construction Environmental Management Plan in the case of planning permission being granted.

Your officers are minded of the fact that although noise disturbance and general inconvenience to existing residents during the construction period is an inevitable consequence of granting permission for new development, such disruptions are temporary and are rarely justifiable reasons to refuse permission.

Members should note that Paragraph 116 of the NPPF comments that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.

On balance, your officers have concluded that a refusal of planning permission on highway safety grounds alone would not be warranted based on the severity of impact.

Design and character considerations

Whilst disagreeing with one of the assertions raised within the representations received with respect to potential overlooking / privacy concerns arising from the use / occupation of the development, your officers do share many of the other concerns raised, particularly with reference to the design of the development.

As set out earlier in this report, your officers have, very much on balance arrived at the conclusion that the principle of demolishing the existing building would be acceptable in this instance albeit it would represent a regrettable loss.

Your officers believe that the design, appearance and layout of the bungalows is attempting to retain the 'memory' of the former building but in a very contemporary way which is not necessarily considered to be the correct approach when accepting the demolition of the existing building.

The significance of the existing building derives from its previous historic uses, its connections with WWII engineering components, the external industrial style pulley systems and the brick architectural detailing all of which would be lost once the building is demolished.

The area of Smallwood, particularly around Glover Street has a distinct identity. Houses date from the late Victorian / early Edwardian period at around the year 1900.

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Dwellings are typically constructed in brick with accommodation over three storeys fronting directly onto the residential streets of Marsden Road and Glover Street.

Relative to the somewhat modest footprints of dwellings within Glover St / Marsden Road, many rear gardens are by proportion relatively long and are also narrow, typical of the general street pattern of dwellings from this period within the Smallwood area. Dwellings are generally terraced, relatively tall in height, with modest gaps if any between plots.

Your officers have communicated design and layout concerns to the applicants agent during the applications consideration suggesting that any development proposal, ideally C3 residential use should follow this consistent and established approach, that is, taller, terraced dwellings facing onto Glover Street with gardens to the rear, as per, (for example) numbers 21 and 23 Glover Street immediately to the west, amongst other dwellings in the vicinity.

This approach is considered to be consistent with one of the public representations received, which comments that the bungalows would alter the appearance, character and architectural style of this area. The objection goes on to state that changing the style of the area would be detrimental to its character, appearance, detracting from the area's identity. Your officers agree with these assertions.

Aside from the choice of single storey bungalows of modern design with what is considered to be a disproportionate use of render rather than brickwork, a large gap would be visible between the bungalows at the Glover Street elevation leading to a internal courtyard / amenity area. Such gaps are not commonplace in this area and cumulatively the design of the proposed development is considered to detract from the established historic character of this area. In arriving at this conclusion, your officers are minded of the fact that Policy 39 of the Borough of Redditch Local Plan states that:

39.2 All development in the Borough should contribute positively to the local character of the area, responding to and integrating with the distinctive features of the surrounding environment, particularly if located within a historic setting.

Whilst not being a Conservation Area, the Smallwood area nevertheless has a distinctive established historic setting which new development proposals should integrate with. Policy 40 at 40.2 comments that schemes will be expected to reflect or complement their local surrounding and materials.

The NPPF at paragraph 135 comments that development should be sympathetic to local character and history including the surrounding built environment. It is considered that the development proposed does not sit comfortably within the site and fails to respect local character and distinctiveness.

Your officers do not dispute the need for supported living (C2) uses within the Borough, the important roles these play and have no doubt that the bungalows would provide appropriate living conditions for future occupiers.

REDDITCH BOROUGH COUNCIL**PLANNING
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Such a scheme could no doubt be accommodated on a similarly sized (rectangular) plot elsewhere within the Borough and your officers are aware of other relatively recently constructed supporting living developments located in mixed commercial and residential areas. Considering this application on its merits however, having regard to location, scale, appearance and layout, the proposals are not considered to be acceptable.

Planning Balance and Conclusion

Section 38 (6) of the Planning and Compulsory Purchase Act 2004, requires applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.

Policy 36 of the Borough of Redditch Local Plan (adopted January 2017) at 36.2 refers to the conservation and enhancement of Non-Designated Heritage Assets in a manner appropriate to their significance and contribution to the historic environment. Paragraph 216 of the (more recent) NPPF, December 2024 requires a balanced judgement having regard to the scale of any harm or loss and the significance of the heritage asset.

Having carried out the appropriate balancing exercise, your officers have concluded that on two of the main issues (Principle and highway safety), also taking into consideration impact upon residential amenity, the application as submitted is acceptable. Despite your officers findings in these respects, the scheme would fail to integrate successfully with its surroundings and thus your officers are unable to support the application.

RECOMMENDATION:

That having regard to the development plan and to all other material considerations, planning permission be REFUSED for the following reason:

Reason for Refusal

- 1) The proposed development by reason of scale, layout and appearance would be harmful to the special architectural and historic character of the area which is characterised by high density predominantly terraced early 20th Century residential development. The development would be at odds with its surroundings and would not reflect local distinctiveness. As such, the proposal would be contrary to Policies 39 and 40 of the Borough of Redditch Local Plan No.4 (January 2017) and the provisions of paragraph 135 of the National Planning Policy Framework (December 2024)

Procedural matters

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

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**PLANNING
COMMITTEE****16th October 2025****Planning Application 25/00838/FUL****Single Storey Rear Extension & Garage Conversion****5 Clent Avenue, Headless Cross, Redditch B97 5HH****Applicant: Mr Lewis Winter**
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, Redditch. Clent Avenue consists of a mixture of detached and semi-detached two storey properties, arranged along a roadway which forks off Jubilee Avenue to the southwest and then continues west and north before rejoining Jubilee Avenue adjacent to number 76.

The dwelling is located on the southern side of Clent Avenue. It is set in a run of detached dwellings immediately to the southwest of 27 Jubilee Avenue and is adjoined on both sides by two storey dwellings, with two storey development located to the rear in Yvonne Road.

The site is elevated in relation to Clent Avenue, with the land gradually sloping down to the north and away from the principal elevation of the dwelling. The design of the dwelling includes brickwork, tile, cladding and a white UPVC gable. A garage is located to the side with a conservatory behind. The existing dwelling has 4 bedrooms and a driveway with space for 2 vehicles to be parked off road.

Proposal Description

The application seeks planning permission for

- The removal of the existing conservatory and the erection of a 'L' shaped single storey flat roofed rear extension. The extension would be 1.6m in depth behind the existing dining room and 4.2m in depth behind the existing garage and 10.9 metres in width, incorporating bi-fold doors. The height of the extension is 3 metres and it would be finished in render.
- Conversion of the integral garage to create additional habitable accommodation with window and brick finish replacing the garage door.

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The single storey rear extension provides a dining area, kitchen and living space and the garage conversion adds a further bedroom (total 5 beds) with ensuite to the dwelling.

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

Worcestershire County Council Highways raise no objections subject to conditions.

Public Consultation Response

3 letters have been sent to adjoining occupiers, and no public comments have been received following expiry of the consultation period on 25th August 2025.

Assessment of Proposal

The application site is situated within the existing residential area of Headless Cross and thereby the principle of development would be acceptable, subject to technical matters. 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 are the design and impact of the scheme upon the street scene and any impact upon neighbour amenity or highway safety.

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) Schedule 2, Part 1, Class A permits, without the requirement for planning permission, single storey rear extensions to a detached dwelling up to 4 metres from the rear elevation of the original building and also single storey side extensions providing the total width of the extension is less than 50% of the width of the original dwelling. While the proposal exceeds the permitted development limitation for rear development by 20cm and projects 1.13m beyond the side elevation to form a side extension greater than 50%

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of the width of the dwelling, there is potential for permitted development at the rear of this dwelling which provides a strong fall-back position for the applicant.

The single storey rear extension, by virtue of its location, is mainly not visible in the street scene, with the exception of the 1.13 metres to the east side, which is set 5 metres behind the principal elevation with matching brickwork complementing the host dwelling. It is noted that there is currently a garden wall of approximately 2 metres in height in this location which will be retained. The existing floor plans show the relationship between the dwelling and adjoining occupiers to the east, which is not considered to result in harm to amenity regarding loss of light, outlook or privacy. The single storey rear extension does not impact the character of the dwelling or the immediate area.

The conversion of the existing integral garage to habitable accommodation with resultant replacement of the garage door with window and matching brickwork, is not considered to detract from the appearance of the host dwelling and does not present harm to the dwelling or immediate street scene. The replacement of the garage door could also be undertaken as permitted development and has a neutral effect upon the dwelling.

Overall, the proposals are 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.

The proposed ground floor plan (006B) shows the provision of a new dropped kerb, new retaining wall and parking/circulation space in front of the existing lounge as part of the development. Consultation has taken place with Worcestershire County Council Highways regarding the proposed additional parking. Considering the historic parking provision at the site, Highways have informally agreed the parking arrangements, formal confirmation is awaited by close of the consultation period.

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 Policies 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, that planning permission be GRANTED subject to the conditions listed.

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.

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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:

011 - P1 - SITE LOCATION PLAN
012 - P1 - PROPOSED 1-500 BLOCK PLAN
006 - REV B - PROPOSED GROUND FLOOR
007 - Rev A - PROPOSED FIRST FLOOR
010 - Rev A - PROPOSED SIDE AND FRONT ELEVATIONS
009 - P1 - PROPOSED REAR ELEVATION

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

- 3) The Development hereby approved shall not be occupied until pedestrian visibility splays of 2m x 2m measured perpendicularly back from the back of footway shall be provided on both sides of the access. The splays shall thereafter be maintained free of obstruction exceeding a height of 0.6m above the adjacent ground level.

REASON: In the interests of highway safety.

- 4) The Development hereby approved shall not be occupied until the first 5 metres of the access into the development, measured from the edge of the carriageway, has been surfaced in a bound material.

REASON: In the interests of highway safety.

- 5) The Development hereby approved shall not be occupied or be brought into use until the access and parking facilities have been provided as shown on drawing 006 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.