Redditch Borough Council
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Planning Committee

Thursday, 19th March, 2026

MINUTES

Present:

Councillor Andrew Fry (Chair), Councillor William Boyd (Vice-Chair) and Councillors Juliet Barker Smith, Brandon Clayton, David Munro, Monica Stringfellow and Ian Woodall

Officers:

Helena Plant, David Kelly, Steve Edden, Holly Johnston and Amar Hussain

Democratic Services Officers:

Gavin Day

67. APOLOGIES

Apologies for absence were received from Councillors Bill Hartnett and Juma Begum with Councillors Monica Stringfellow and Juliet Barker Smith in attendance as substitutes respectively.

Apologies were also received from Councillor Matt Dormer.

68. DECLARATIONS OF INTEREST

There were no declarations of interest

69. CONFIRMATION OF MINUTES

The minutes of the Planning Committee meeting held on 19th February 2026 were presented to Members.

A typographical error was noted in that Councillor Juliet Barker Smith's name was incorrectly spelt.

RESOLVED that

Subject to the amendment as detailed in the preamble above, the minutes of the Planning Committee meeting held on 19th February 2026 were approved as a true and accurate record and were signed by the Chair.

Chair

70. UPDATE REPORTS

The update reports were presented to Members. Members indicated that they had sufficient time to read the Update Reports and were happy to proceed.

71. 25/00475/FUL - LAND ADJACENT, RAVENS BANK DRIVE, NORTH MOONS MOAT, REDDITCH, WORCESTERSHIRE

The Chair announced that due to the complexity of Agenda item 6, it would be heard by the Committee prior to Agenda item 5 (Minutes No72).

This application was reported to Planning Committee for determination because the application was for major development (more than 1000 sq metres of new commercial/ Industrial floorspace), 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 17 to 33 of the Site Plans and Presentations pack.

The application was for the Land Adjacent to Ravens Bank Drive, North Moons Moat, Redditch and sought permission for a Development comprising Units for Class B2, B8 and E(g) (iii) purposes and a Unit for Class B8 purposes, associated parking, landscaping and infrastructure.

Officers drew Members attention to the update reports, a copy of which was available for all Members. The Update reports detailed a number of alterations to Conditions as part of the proposal. Officers also informed Members of the removal of Condition 19 (Boundary fencing) following a response from the WCC Historic Environment Officer.

Members attention was drawn to the location of the development which on the border between Redditch, Bromsgrove and Stratford Districts, the site being designated for employment purposes.

The proposed site plan was detailed along with the soft and hard landscaping as the site is subject to a 1965 Area Tree Preservation Order, a number of mature trees were proposed to be retained as part of the development, this included a number of mature Oak trees towards the eastern boundary and an Atlas Cedar at the entrance.

Officers referred to page 29 of the public reports pack detailing the proposed diversion to the Public Right of Way (PROW). The current

PROW was denoted (Light Blue dotted line) and the proposed PROW (Yellow dotted line).

At the invitation of the Chair, Beverley Moss, the Applicants Agent, addressed the Committee in support of the application.

The following was clarified by Officers after questions from members,

- The height of the building would be roughly equivalent to surrounding developments and was not considered to be unusual by Officers.
- The scheme will contribute to the long-term management of the boundary woodland which falls within the ownership of Redditch Borough Council. This will be secured through a Section 106 Agreement.

Members were in support of the development and the use of a brownfield site for job creation. Members were also supportive of the retention of the trees and enhancement to local biodiversity.

On being put to the vote it was:

RESOLVED that

having had 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 the section 106 Planning Obligation in relation to the matters set out in full on page 34 of the Public Reports pack.**
b) **Conditions and informatives as detailed on pages 35 to 44 of the Public Reports pack, subject to the amendments detailed on pages 5 and 6 of the Update reports pack, with the removal of Condition 19 as detailed in the preamble above.**

72. 25/01490/FUL - LAND AT SOUTH MOONS MOAT, PADGETS LANE, SOUTH MOONS MOAT, REDDITCH, B98 0RA

This application was reported to Planning Committee for determination because the application was for a change of use to a leisure use, which 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 16 of the Site Plans and Presentations pack.

The application was for the Land at South Moons Moat, Padgets Lane, South Moons Moat, Redditch, B98 0RA and sought permission for the Change of use of the existing building to accommodate a padel facility.

Members' attention was drew to the proposed site plan.

Officers detailed that the main material consideration for Members was the Change of use of the lower area from Class B8 (warehousing) to Class E (Leisure use). Additionally, although the prospective use was from an office area to a Café with the application both of those uses were covered under Class E.

The access to the site was via Pagets Lane and there was adequate parking to accommodate the development with a mixture of EV charge points included as detailed on Page 12 of the public Reports pack.

The change of use only effected three of the unts on the site (1-3) with units 4-6 retaining the original Class use. It was further detailed that all of the units were currently unoccupied.

No objections were raised from statutory consultees subject to appropriate conditions. This included potential noise concerns which were deemed acceptable by Worcestershire Regulatory Services as the surrounding area was predominantly of a B2 class usage.

At the invitation of the Chair, Victoria Coleman, Jack Stevens and Sam Lissament addressed the committee in support of the application.

Members expressed the opinion that the development was well thought out and in an appropriate area, It was further stated that the model for use of the applicants to include school and social sessions and the commitment to provide jobs to the local community would make the development an asset to Redditch.

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 detailed on page 17 of the Public Reports pack.

73. 26/00026/FUL - OAKENSHAW COMMUNITY CENTRE, OAKENSHAW, CASTLEDITCH LANE, REDDITCH, WORCESTERSHIRE, B98 7YB

The application was being reported to the Planning Committee because the applicant was Rubicon and Redditch Borough Council had an interest in the land as freeholder. 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 35 to 42 of the Site Plans and Presentations pack.

The application was for the siting of an InPost Parcel Locker at Oakenshaw Community Centre, Oakenshaw, Castleditch Lane, Redditch, Worcestershire, B98 7YB.

Officers detailed that InPost parcel lockers were a self-service parcel drop off and collection point which Members of the public could use. The locker would be accessible 24 hours a day and considering the nature of the site being a Community Centre, it was deemed the location and use were acceptable.

The locker would be visible from the public highway; however, it would be set against the building, tucked into a corner and set back from the Highway. The locker would be equipped with external metal clad downlights to facilitate self-lighting and a metal canopy which incorporates an integrated security camera for security purposes. No objections were received from County Highways nor any other consultee.

Members drew Officers attention to page 41 of the Site Plans and Presentations pack and enquired about the window which was being obscured. Officers replied that it was an operational matter for the site owner and not a matter to be considered by the Committee.

Members saw no issue with the land use or position and on being put it 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 detailed on page 50 of the Public Reports pack.

The Meeting commenced at 7.00 pm
and closed at 7.55 pm