



Planning Committee

Thu 16 Apr
2026
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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Tel: (01527) 64252 (Ext. 3304)

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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 April 2026) 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 April 2026.**
- 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 April 2026.**
- 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.

Agenda

Membership:

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

1. Apologies

2. Declarations of Interest

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

3. Confirmation of Minutes (Pages 7 - 12)

4. Update Reports

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

5. 26/00188/FUL - Old Sticky Wicket , 6 Matchborough Way, Redditch, Worcestershire, B98 0EP (Pages 13 - 16)

6. 26/00189/FUL - Abbey Stadium Sports Centre , Birmingham Road, Redditch, Worcestershire, B97 6EJ (Pages 17 - 20)

7. 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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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

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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

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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.

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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 drawn 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 units 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.

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**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.

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**PLANNING
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Planning Application 26/00188/FUL**Retrospective application for siting an InPost Parcel Locker****Old Sticky Wicket , 6 Matchborough Way, Redditch, Worcestershire, B98 0EP,****Applicant: InPost UK**
Ward: Matchborough And Woodrow**(see additional papers for site plan)**

The case officer of this application is Chad Perkins, Planning Officer (DM), who can be contacted on Tel: 01527 881257 Email: chad.perkins@bromsgroveandredditch.gov.uk for more information.

Site Description

The Old Sticky Wicket is a public house located in Matchborough District Centre in the Matchborough and Woodrow Ward of Redditch. The lockers are located on the side elevation of the public house, which bounds an access passageway into the central courtyard of Matchborough Centre.

To the immediate south of the proposal site is an area of car parking, which is accessed from Matchborough Way. The site can also be accessed via walking routes from residential areas of both Matchborough East and West.

Proposal Description

The proposal, which is retrospective, is for the addition of an external 'InPost Parcel Locker' to the West elevation of the Old Sticky Wicket, on a wall facing a walkway into the central part of Matchborough Centre. Historic imagery shows that the lockers have been in situ since at least March 2024. The development comprises two units, one with a projecting canopy element and one without. These units are set into recessed parts of the external wall of the public house and is clearly visible from the car park off Matchborough Way.

The 'InPost Parcel Lockers' proposed have maximum dimensions of:

Height: 2.42m

Width: 2m

Depth (Of Lockers): 0.9m

Depth (Including Canopy): 1.66m

The 'InPost Parcel Locker' acts as a communal locker for the storage of parcels that are waiting to be sent or received by individuals and/or businesses. The locker operates in a self-service fashion and can be accessed by patrons 24/7.

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The appearance of the 'InPost Parcel Locker' is white metal with dark grey frontage and black and yellow detailing. The locker is equipped with external metal clad downlights and a metal canopy that incorporates an integrated security camera.

Relevant Policies :

Borough of Redditch Local Plan No. 4

Policy 34: District Centre Redevelopment

Policy 35: Health of District Centres

Policy 39: Built Environment

Policy 40: High Quality Design and Safer Communities

Others

Redditch High Quality Design SPD

National Planning Policy Framework (2024)

Consultations

Worcestershire County Council Highways

No Objection.

Community Safety Manager

No Objection

Public Consultation Response

Site notice displayed and expired 22.03.2026

Assessment of Proposal

The proposal is considered to constitute 'development' as per the definitions set out in the Town and Country Planning Act (1990), which states: "development," means the carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land'. The proposal consists of the addition of a permanent, external structure and is therefore considered to constitute "development" as such.

Overall, the proposal is considered to be acceptable as the lockers are of a modest scale and their function aligns with the wider use of the building as part of a district centre, in accordance with policies 34 and 35 of the Borough of Redditch Local Plan no. 4.. The materials used for the locker mean it will be apparent from the car park on Matchborough Way. However, the location of the locker is set against the building, tucked into the entrance of a passageway. Considering this context of the site as a whole, there is no harm caused to visual amenity.

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Additionally, the proposal is sited approximately 53 metres away from the rear gardens of the closest residential dwellings, separated by car parking space, Matchborough Way, trees and vegetation, and fencing. Given these circumstances, it is considered that the proposal would not be harmful to nearby residential occupiers with regard to noise or privacy.

Worcestershire County Council Highways were consulted to comprehensively assess any potential implications of the proposal on pedestrian and/or highways safety. Worcestershire County Council Highways have since registered a response of no objection to the application.

As such, the proposal is considered to comply with both the National Planning Policy Framework 2024 and the Borough of Redditch Local Plan No.4, specifically policy 40.2 (i) which states that the proposed designs should 'be of a high quality design that reflects or complements the local surroundings and materials', and policy 40.2 (viii) which states that the development should 'incorporate any relevant guidance contained within Supplementary Planning Documents, for example Designing for Community Safety and Encouraging Good Design'

RECOMMENDATION:

That having regard to the development plan and all other material considerations, DELEGATED POWERS be granted to the Assistant Director of Planning, Leisure, and Cultural Services, to GRANT Planning Permission on the 21st of April, subject to no objections being received which raise material considerations not already considered as part of the officer's report, and subject to the following conditions:

1. The development hereby approved shall be carried out in accordance with the following plans and drawings:

L(00)000 P2 Site Location Plan – dated 20th March 2026

L(00)100 P2 Proposed Site Plan – dated 20th March 2026

L(01)101 P2 Existing and Proposed Plan – dated 20th March 2026

L(02)101 P2 Existing and Proposed Elevations – dated 20th March 2026

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

Procedural matters

This application is being reported to the Planning Committee because Redditch Borough Council has an interest in the land as freeholder. As such the application falls outside the scheme of delegation to Officers.

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Planning Application 26/00189/FUL**Retrospective application for siting an InPost Parcel Locker****Abbey Stadium Sports Centre , Birmingham Road, Redditch, Worcestershire, B97 6EJ,****Applicant: InPost UK**
Ward: Greenlands And Lakeside**(see additional papers for site plan)**

The case officer of this application is Chad Perkins, Planning Officer (DM), who can be contacted on Tel: 01527 881257 Email: chad.perkins@bromsgroveandredditch.gov.uk for more information.

Site Description

The Abbey Stadium Sports Centre is a leisure facility, comprising a swimming pool, running track, playing fields and a gymnasium. It is located near to the northern edge of Redditch, within the Greenlands and Lakeside Ward.

The locker is located on a wall adjacent to the main entrance to the main building. To the south is a large car park, which can be accessed by motorists from Bordelsey Lane.

Proposal Description

The proposal, which is retrospective, is for the addition of an external 'InPost Parcel Locker' to a side wall near the doors to the main reception of the Abbey Stadium Sports Centre. Historic imagery shows that the lockers have been in situ since at least April 2024. The development comprises one unit, with a projecting canopy element. This unit is set against an external wall of the sports centre and are visible from the car park off Bordesley Lane as well as to a lesser extent from the A441 Birmingham Road.

The 'InPost Parcel Locker' has maximum dimensions of:

Height: 2.42m

Width: 4m

Depth (Of Lockers): 0.9m

Depth (Including Canopy): 1.66m

The 'InPost Parcel Locker' acts as a communal locker for the storage of parcels that are waiting to be sent or received by individuals and/or businesses. The locker operates in a self-service fashion and can be accessed by patrons 24/7.

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The appearance of the 'InPost Parcel Locker' is white metal with dark grey frontage and black and yellow detailing. The locker is equipped with external metal clad downlights and a metal canopy that incorporates an integrated security camera.

Relevant Policies :

Borough of Redditch Local Plan No. 4

Policy 39: Built Environment

Policy 40: High Quality Design and Safer Communities

Policy 43: Leisure, Tourism and Abbey Stadium

Others

Redditch High Quality Design SPD

National Planning Policy Framework (2024)

Consultations

Worcestershire County Council Highways

No objection

Community Safety Manager

No objection

Public Consultation Response

Site notice displayed and expired 22.03.2026

Assessment of Proposal

The proposal is considered to constitute 'development' as per the definitions set out in the Town and Country Planning Act (1990), which states: "development," means the carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land'. The proposal consists of the addition of a permanent, external structure and is therefore considered to constitute "development" as such.

Overall, the proposal is considered to be acceptable as the locker is of a modest scale and its function aligns with the wider use of the building as a leisure centre. The materials used for the locker mean it will be apparent from the car parking areas associated with the Abbey Stadium Sports Centre. However, the location of the locker is set against the building, tucked against a wall by the main entrance. Considering this context of the site as a whole, there is no harm caused to visual amenity.

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Additionally, the proposal is sited approximately 130 metres away from the closest residential dwellings, separated by car parking space and the A441 Birmingham Road. Given these circumstances, it is considered that the proposal would not be harmful to nearby residential occupiers with regard to noise or privacy.

Worcestershire County Council Highways were consulted to comprehensively assess any potential implications of the proposal on pedestrian and/or highways safety. Worcestershire County Council Highways have since registered a response of no objection to the application.

As such, the proposal is considered to comply with both the National Planning Policy Framework 2024 and the Borough of Redditch Local Plan No.4, specifically policy 40.2 (i) which states that the proposed designs should 'be of a high quality design that reflects or complements the local surroundings and materials', and policy 40.2 (viii) which states that the development should 'incorporate any relevant guidance contained within Supplementary Planning Documents, for example Designing for Community Safety and Encouraging Good Design'

RECOMMENDATION:

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

Conditions:

- 1) The development hereby approved shall be carried out in accordance with the following plans and drawings:

L(00)000 P1 Site Location Plan - dated 5th February 2026

L(00)100 P1 Proposed Site Plan - dated 5th February 2026

L(01)101 P1 Existing and Proposed Plans - dated 5th February 2026

L(02)101 P1 Existing and Proposed Elevations - dated 5th February 2026

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

Procedural matters

This application is being reported to the Planning Committee because Redditch Borough Council has an interest in the land as freeholder. As such the application falls outside the scheme of delegation to Officers.

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