



Planning Committee

Thu 10 Sep
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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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 8th September 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 8th September 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 8th September 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:

Roger Bennett (Chair)
Simon Farmer (Vice-Chair)
William Boyd
Brandon Clayton
Andrew Fry

Bill Hartnett
Wanda King
Nicola Lloyd
Ian Woodall

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 - 10)

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. 26/00824/S73 - Claybrook Business Park, Claybrook Drive, Matchborough East, Redditch, B98 0FH (Pages 11 - 16)

6. 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, 13th August,
2026

MINUTES

Present:

Councillor Roger Bennett (Chair), Councillor Simon Farmer (Vice-Chair) and Councillors Brandon Clayton, Andrew Fry, David Meredith and Ian Woodall

Officers:

Helena Plant and Amar Hussain and Paul Lester

Democratic Services Officer:

Gavin Day

22. APOLOGIES

Apologies for absence were received from Councillor Nikki Lloyd with Councillor David Meredith in attendance as substitute.

Apologies were also received from Councillor Bill Hartnett.

23. DECLARATIONS OF INTEREST

There were no declarations of interest.

24. CONFIRMATION OF MINUTES

The minutes of the Planning Committee meeting held on 16th July 2026 were presented to Members and it was:

RESOLVED that

the minutes of the Planning Committee meeting held on 16th July 2026 were approved as a true and accurate record and were signed by the Chair.

25. UPDATE REPORTS

The Chair announced that there was an update report which was published prior to the commencement of the meeting and a copy of which was before Members.

Members noted the contents of the report and indicated that they had sufficient time to read and were happy to proceed.

Chair

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26. 25/01254/FUL - FOUR WINDS, BIRMINGHAM ROAD, MAPPLEBOROUGH GREEN, REDDITCH, B80 7DH

The application was reported to the Planning Committee because it required a Section 106 (S106) Agreement. 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 17 of the Site Plans and Presentations pack.

The application was for Four Winds, Birmingham Road, Mappleborough Green, Redditch, B80 7DH and sought the demolition of the existing buildings and the erection of a two-storey, 66-bedroom care home (Use Class C2), with associated access, parking, landscaping and ancillary buildings.

Officers noted that the application was a Cross-boundary application with Stratford-on-Avon District Council. Page 10 of the Site Plans and Presentations pack detailed the existing site layout and clarified that most of the application site was situated within the administrative area of Redditch Borough Council.

The building would be predominantly made of red brick with the use of cladding and render to reflect the surrounding area and was well constrained with existing development to the East and West and an approved development site situated to the south. The care home would be over two floors, and the layout was typical for the type of development with all rooms exceeding the care sector minimum standards

30 car parking spaces would be supplied as part of the development which included 2 accessible spaces and 6 electric vehicle charging points. Officers clarified that consideration had been given by the Highways Authority to the number of spaces with the expectation that residents did not drive. It was concluded that considering the size of the development, the number of spaces was deemed acceptable and therefore, no objection was raised subject to appropriate Conditions.

Part of the site was designated as primary open space, however, the land was privately owned and not accessible to the general public so was afforded limited weight. Additionally, some of the open space would be retained in the form of external landscaped amenity for residents and visitors. Consideration had been had to the scale, scope and appearance of the development with appropriate landscaping being included to soften the impact of the building.

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Officers gave considerable weight to the care provision and addition to the housing land supply which would be generated by the development, this was balanced against the loss of the primary open space and impact to the surrounding area. In conclusion, when considering the mitigation features which were proposed to lessen the visual impact of the development and with no public access to the open space, Officers deemed the application to be acceptable and was therefore, recommended for approval.

At the invitation of the Chair, Jo Kemp addressed the Committee in support of the application on behalf of the applicant LNT care Developments.

The following was clarified by Officers after questions from Members.

- That as the access/egress point was situated within the Stratford-on-Avon administrative area the suitability and safety of the access was for Warwickshire County Council to consider and was not part of the application before Members.
- The relevant authorities had been consulted in regard to Ecological matters which included Biodiversity Net Gain (BNG) requirements. No objections had been received subject to suitable Conditions.

Members sought further clarity regarding the S106 contribution requested by Worcestershire Acute Hospitals NHS Trust, which would be attached to the Stratford-on-Avon part of the application. Officers assured Members that neither authority had the power to determine how the money would be spent and that once the money had been received it would be transferred in full to the Trust once the relevant conditions had been met. The money would then be spent by the trust on those areas it had identified on Page 19 of the Public Reports pack., Members expressed some confusion as to why it was included within the Stratford-on-Avon part of the application, however, they accepted the Officers' explanations and assurances that the legal agreement would be robust and ensure the money went to Worcestershire Acute Hospitals NHS Trust.

Members were in support of the application which would be a great asset to the area and would provide much needed care provision.

Concern was raised as to the entrance/egress of the site, however, Members understood that it was not a matter for them to consider and appropriate consideration would be given by Stratford-on-Avon and Warwickshire Highways authority as to ensure the site could be accessed safely.

On being put to the vote it was:

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RESOLVED that

having had regard to the development plan and to all other material considerations, authority be delegated to the head of Planning, Regeneration and Culture Services to GRANT planning permission subject to:-

- a) The satisfactory completion of a S106 planning obligation ensuring that:
 - i. A financial contribution of £28,800 towards GP Surgeries
 - ii. A Section 106 monitoring fee of £526.90
- b) Conditions and informatives as summarised on pages 38 to 48 of the Public Reports pack, subject to the amendment to Condition 20 as detailed on page 20 of the Update Reports pack.

The Meeting commenced at 7.00 pm
and closed at 7.46 pm

REDDITCH BOROUGH COUNCIL**PLANNING
COMMITTEE**10th September 2026

Planning Application 26/00824/S73

Variation of Conditions 2 and 14 attached to planning permission reference 24/00639/FUL dated 11/10/2024 (Erection of 13 Class E Business Units with associated parking). Condition 2: Replacement of approved drawings with revisions; Condition 14: Variation of use class restriction. Section 73 application

Claybrook Business Park, Claybrook Drive, Matchborough East, Redditch, B98 0FH

Applicant: Mr Chris Moen
Ward: Matchborough and Woodrow

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, which is 0.62 ha in size, and a part of the Washford Industrial Estate, is located to the west of Claybrook drive on land designated as a Primarily Employment Area within the Borough of Redditch Local Plan No.4.

Immediately to the south is an existing commercial site, Valeo Service UK with a public footpath skirting the northern boundary with a landscape buffer between the footpath and residential development further to the north, that of Binton Close and Dunchurch Close which are accessed via Milhill Road further to the north.

The site historically contained a large office facility known as Claybrook House, formerly occupied by the company 'Interserve' which was erected in the 1960's. This was demolished in the Summer of 2023. Before this time, the site, which had been vacant for a period of time had been subject to vandalism and anti-social behaviour issues.

Planning permission was granted under application 24/00639/FUL on 11.10.2024 for 13 business units partly on footprint of the former building which have since been erected. None are occupied at the time of writing.

Proposal Description

Section 73 of the Town and Country Planning Act 1990 enables an applicant to apply to develop land without compliance with conditions attached to an extant planning permission by either varying (amending) or removing those conditions.

The application seeks to amend two conditions attached to approved application 24/00639/FUL.

The first, Condition (2) lists all plans approved under reference 24/00639/FUL.

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These are currently listed as follows:

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

Drawings 4053-020; 4053-021F; 4053-022; 4053-023A dated 1st October 2024

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

This condition is proposed to be amended to:

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

Drawings 4053-020; 4053-021H; 4528-200; 4528-201 & 4528-202 dated 28th July 2026

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

The second, Condition (14) restricts the planning use class of the business units.

This is currently listed as follows:

14) This application permits uses on site falling within the Class E(g) (iii) category of uses as set out under the Town and Country Planning (Use Classes) Order 1987 (as amended) only. No other category of Class E use is permitted without applying separately for planning permission to do so.

Reason: In the interests of safeguarding land for employment uses only in accordance with Policy 24 of the Borough of Redditch Local Plan No.4

This condition is proposed to be amended to:

14) This application permits uses on site falling within the Class E(g) (iii) category of uses as set out under the Town and Country Planning (Use Classes) Order 1987 (as amended) only. Units 1 & 2 can be used for additional uses E(g)(ii) research and development with F1(a) education use in part solely for the purposes of Birmingham Electrical Training Ltd whilst this business operates on the site. No other category of Class E use is permitted without applying separately for planning permission to do so.

Reason: In the interests of safeguarding land for employment uses only in accordance with Policy 24 of the Borough of Redditch Local Plan No.4

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Relevant Policies:

Borough of Redditch Local Plan No. 4

Policy 1: Presumption in Favour of Sustainable Development
Policy 23: Employment Land Provision
Policy 24: Development within Primarily Employment Areas
Policy 39: Built Environment
Policy 40: High Quality Design and Safer Communities

Others

Redditch High Quality Design SPD
National Planning Policy Framework (2026)

Relevant Planning History

24/00639/FUL	Erection of 13 Class E Business Units with associated parking	Granted	11.10.2024
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Public Consultation response

26 occupiers notified in writing including occupiers of dwellings in Dunchurch Close and Binton Close. Additional publicity carried out through site notice and press notice.

No representations received.

Background

As set out above, planning application 24/00639/FUL sought permission for the erection of 13 Class E Business Units with associated parking on this site. Permission was granted on 11th October 2024 following the Planning Committees resolution to grant consent at the meeting of 10th October 2024.

The now completed 13 business units comprise a total of 1944 square metres of floorspace with each unit ranging from 137 sqm upwards in size. The buildings are split into two main terraced blocks and have pitched roofs with a maximum height of 8m and an eaves height of 5.8m. 79 car parking spaces are provided across the site with vehicular access to the site being primarily via Claybrook Drive (serving units 1 to 12) with a secondary (existing) vehicular access serving Unit 13 only. Units 1 and 2 have a combined floorspace of 280 square metres with 12 allocated car parking spaces which accords with WCC car parking standards for the development proposed.

REDDITCH BOROUGH COUNCIL**PLANNING
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Assessment of Proposal**Principle of development**

As set out in the Committee report from 2024, the site (as it remains to this day) is within an area designated as a Primarily Employment Area in the Borough of Redditch Local Plan No.4 where the primary aim of Policy 24 is stated to maintain uses within Classes B1 (Business), B2 (General Industry) or B8 (Storage or Distribution) of the Town and Country Planning (Use Classes) Order 1987 (as amended) and to safeguard employment land.

The Borough of Redditch Local Plan No.4 was adopted in 2017 and remains the development plan for the area. In September 2020, the then government introduced significant amendments to the Town and Country Planning (Use Classes) Order 1987 which means that Use Class B1 no longer exists.

The specific uses proposed in the 2024 application fell within Class E(g) (iii) which covers industrial processes which can ordinarily be carried out in close proximity to residential uses without detriment to amenity (as opposed to general industrial B2 uses). Class E(g) (iii) would have fallen within Classification B1(c) prior to the Use Classes Order changes in 2000.

The application proposals which sought to redevelop (the then) vacant site for employment purposes accorded with the policies of the adopted Local Plan which seek to safeguard employment sites in the Primarily Employment Areas for employment development.

A planning condition (Condition 14) was attached restricting the units to Class E(g) (iii) use only to ensure that a change of use could not take place to a different type of Class E use (such as) Class E(a) or Class E(b): retailing of goods and sale of food and drink respectively without first applying for planning permission to do so. The reason for doing this was to ensure that future proposals complied with the provisions of Policy 24 and to ensure that preferred town centre uses (such as restaurant and leisure type uses for example) which also fall within the Class E use classification bracket could not take place without first applying separately for planning permission. This restriction took into account relevant Local Plan policies which promote the use of the town centre for such uses and also the provisions of the National Planning Policy Framework (NPPF), which continues to seek to promote the long-term vitality and viability of town centres currently under Policies TC1 to TC4 (NPPF August 2026).

Units 1 and 2

The applicant states that Birmingham Electrical Training Limited (BET Ltd) is a business currently with sites in Birmingham City Centre who are seeking to extend with Government backing in providing practical workshop training and electrical courses to meet the Government's policy *Invest 2035: The UK's Modern Industrial Strategy*. The strategy lays out a 10-year plan to accelerate productivity, strengthen innovation, and drive long-term economic growth.

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The applicant states that BET Ltd wish to locate to Units 1 and 2 and that their business effectively is involved in research development, battery and solar technology innovation as well as training. The use in question falls within use class E(g)(ii) research and development and use Class F1(a) education. Prior to the September 2020 amendments to the Use Classes Order, use Class E(g)(ii) would have fallen within Classification B1(b) which would be entirely appropriate having regards to Policy 24.

Your officers consider that Class F1(a) (formerly Class D1) education and training uses should be considered on their respective merits. The nature of many (traditionally white collar) professions is such that training could be carried out in town centre and potentially more sensitive locations whereas training in many (traditionally blue collar) professions such as in the construction industry ie. Carpentry, bricklaying, plastering may be more suited to alternative locations. Considering the proposals on their respective merits, your officers are comfortable on this occasion with the proposed amendments to Condition 14 as set out earlier in this report. The amendment to Condition 14 would only affect the occupation of units 1 and 2 and would allow BET Ltd whose business comprises a mixture of E(g)(ii) and F1(a) uses to occupy these particular units. The future uses of units 3 to 13 would be unaffected by this Section 73 application.

Design and appearance of development

As set out above, the development as approved has been implemented on site. Minor fenestration changes have taken place with respect to all of the units (in terms of positioning and size of openings etc) at variation with the elevational treatment as approved in October 2024, and this Section 73 application also proposes to amend condition 2 to regularise the fenestration changes which have occurred. These include the insertion of additional windows to Units 1, 2 and Unit 5. Unit 5 is to be occupied by the company ATEQ.

The applicant's agent states that ATEQ is global leader in measurement solutions, specialising in various testing instruments and tools who are currently based on the adjacent industrial park in Hemming Road. They comment that moving to Unit 5 will enable expansion of their business. This company already satisfies the E(g)(iii) use class restriction.

The units as implemented are considered to be in scale with neighbouring industrial properties and have been constructed using grey profiled metal sheeting with anthracite grey contrasting features with similar profiled metal sheeting to roof areas as used on existing industrial buildings located immediately to the south in Hemming road.

The design and appearance of the development as completed including the window and door alterations which have taken place is considered to be entirely acceptable and in accordance with Policy 40 of the Borough of Redditch Local Plan.

Other matters

No additional residential amenity implications have been identified and as set out earlier in this report, no representations have been received following the expiry of the publicity period. Similarly, no highway safety implications have been identified with respect to these minor changes which affect only the use of Units 1 and 2 and the external appearance of the development with no additional floorspace being created.

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Conclusion

The proposals are considered to be acceptable in planning terms and no technical concerns have been raised or identified in this case. In light of this, your officers can support this application to vary the two conditions in question.

The guidance in the Governments Planning Practice Guidance (PPG) makes it clear that decision notices for the grant of planning permission under Section 73 should re-state the conditions imposed on earlier permissions where those continue to have effect.

In this case, the development has been completed with conditions 1 and conditions 3 to 13 having been satisfied. It is therefore unnecessary in this case for these to be re-stated. Conditions 2 and 14 which are those subject to this Section 73 application are re-worded as conditions 1 and 2 respectively below.

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:

Drawings 4053-020; 4053-021H; 4528-200; 4528-201 & 4528-202 dated 28th July 2026

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

- 2) This application permits uses on site falling within the Class E(g) (iii) category of uses as set out under the Town and Country Planning (Use Classes) Order 1987 (as amended) only. Units 1 & 2 can be used for additional uses E(g)(ii) research and development with F1(a) education use in part solely for the purposes of Birmingham Electrical Training Ltd whilst this business operates on the site. No other category of Class E use is permitted without applying separately for planning permission to do so.

Reason: In the interests of safeguarding land for employment uses only in accordance with Policy 24 of the Borough of Redditch Local Plan No.4

Procedural matters

This application is reported to Planning Committee for determination because the application is a Section 73 application concerning a major development being recommended for approval. As such the application falls outside the scheme of delegation to Officers.