

# **PLANNING COMMITTEE**

**11th September 2025**

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**Application: 25/00969/DEM**

**Proposed demolition of single storey former Community Centre**

**Former Hawthorne Rd Community Centre, Hawthorne Rd, Batchley, B97 6NG**

**Applicant: Lee Collymore: Redditch Borough Council**  
**Ward: Batchley and Brockhill Ward**

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

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

## **Site Description**

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

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

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

## **Proposal Description**

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

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

## **Policy Considerations**

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

# **PLANNING COMMITTEE**

**11th September 2025**

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## **Planning History**

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

## **Consultations**

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

No objection

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

No objection

## **Public Comments**

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

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

No letters of representation have been received

## **Procedural Matters**

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

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

## **Assessment of Proposal**

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

Any building operation consisting of the demolition of a building.

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

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

## **PLANNING COMMITTEE**

**11th September 2025**

---

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

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

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

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

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

(i) a concert hall;

(ii) a venue for live music performance; or

(iii) a theatre;

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

(i) that is a listed building;

(ii) that is a scheduled monument;

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

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

(v) within the curtilage of a dwellinghouse

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

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

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

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

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

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

# **PLANNING COMMITTEE**

**11th September 2025**

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## **Informatives**

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

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

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

## **Procedural matters**

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