

**Redditch Borough Council
Planning Committee**

**Committee Updates
11th September 2025**

24/01206/FUL The Anchorage, West Avenue.

No Updates

25/00437/FUL Access At Morton Stanley Park, Windmill Drive.

Additional consultee comments

West Mercia Police. 10.09.25.

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. Data obtained from PoliceUK in relation to ASB crimes reported: 2 reports in 2024 and 3 in 2025. These reports were recorded against the same postcode as the application site.

AMEND the recommendation to read

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) Receipt of a revised Small Site Metric
- b) The satisfactory completion of a S106 planning obligation ensuring that:

A suitable Biodiversity Net Gain Plan is submitted and implemented

A suitable plan is submitted to address the Management and Monitoring of the Biodiversity Net Gain Plan

S106 monitoring fee/s are paid to the Borough Council

and c) The conditions as listed below:

25/00790/FUL 2 Marlpit Lane, Redditch.

No Updates

25/00791/S73 57 Poplar Road, Redditch.

The permission granted under planning application 19/01452/FUL was subject to a further condition. Condition 6, which required a scheme for noise insulation to be submitted and approved

by the LPA. This insulation was to prevent the transmission of noise from the building to the flat above. The condition set out that the insulation shall be at least 60db Dn T, W.

Condition 6 of Planning permission granted under application 19/01452/FUL stated:

6. Prior to the commencement of development hereby approved, a scheme providing for the insulation of the unit against the transmission of noise from the building to the flat above shall be submitted to and approved, in writing, by the Local Planning Authority and this sound insulation between the two uses shall be at least 60dB DnT,W. The scheme so approved shall be carried out prior to the commencement of the use and the approved measures retained thereafter.

Reason: In the interests of protecting the living conditions of the occupants of the flat above

After further investigation, it does not appear that such a scheme was ever submitted to the LPA for approval prior to the approved use granted under application 19/01452/FUL commencing.

We have consulted Worcestershire Regulatory Services on this matter, to understand whether the condition is still required. They asked for additional information to be provided on the construction of the building and in particular the ceiling between the unit and the flat above. The applicant has provided information to us which confirms that the ceiling is constructed from concrete.

Following the submission of this information, and the fact that no complaints have been made to the LPA or the operator relating to noise transfer at this unit, Worcestershire Regulatory Services do not consider that additional sound insulation would need to be installed at the premises.

Given this, it is not considered to be necessary or reasonable for the noise insulation condition (condition 6) to be included on the decision should this application be granted.

25/00969/DEM Former Hawthorne Rd Community Centre, Hawthorne Rd

With respect to comments received from Worcestershire Regulatory Services (WRS) as set out in the report, the applicant has clarified that all Asbestos Containing Materials (ACMs) have already been safely removed from the site in accordance with best practice by Tersus (www.tersusgroup.co.uk) who are qualified and experienced Asbestos handlers.

With respect to noise and dust nuisance, an additional informative is recommended as follows:

In order to minimise any nuisance from noise vibration and dust emissions the applicant should refer to the WRS Demolition & Construction Guidance and ensure its recommendations are complied with: <https://worcsregservices.gov.uk/pollution/planning-and-pollution.aspx>

This would appear as Informative 3.