

PLANNING COMMITTEE

13th November 2025

Planning Application 25/01100/FUL

Change of use of highway land to private residential garden

165 Walkwood Road, Hunt End, Redditch, Worcestershire, B97 5NS,

Applicant: Ms Jilly Pemberton
Ward: Astwood Bank And Feckenham Ward

(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 site lies at the corner of Walkwood Road and Windrush Close, Hunt End within a residential area and comprises a strip of land approximately 5 metres wide to the southeast of the property.

The land is currently owned by Worcestershire County Council and forms part of the adopted highway.

Proposal Description

The application, which is retrospective, proposes the change of use of highway land to private residential garden. A mature hedge currently encloses the area, along with a section of fencing and a gate. Historic imagery shows that the hedge enclosing the land was present at the site in 2003.

It is important to note that land ownership remains a separate matter to that being considered under this planning application. The change of use of the land would not affect the ownership status of the land; a separate non-planning process is required to purchase the land and to 'stop up' the highway.

Relevant Policies:

Borough of Redditch Local Plan No. 4

Policy 14: Protection of Incidental Open Space

Policy 40: High Quality Design and Safer Communities

Others

National Planning Policy Framework (2024)

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Relevant Planning History

There are no previous relevant planning applications.

Consultations

Worcestershire Highways – Redditch. No objection

Public Consultation Response

No representations received. Consultation expiry date: 31.10.2025

Assessment of Proposal

Policy 14 of the Borough of Redditch Local Plan No. 4 (BoRLP 4) clarifies that any areas of open space that are not 'Primarily Open Space', should be considered as areas of 'Incidental Open Space'. Therefore, as the area of open space subject to this application is not indicated on the BoRLP 4 Policies map to be Primarily Open Space, it should be regarded as Incidental Open Space.

In evaluating the application against the provisions of Policy 14 it is necessary to consider the overall quality of the space in question in terms of its contribution and value to the local community. In this particular case, assessing the proposal on its merits, the site does not make an important contribution to the Green Infrastructure Network and does not have a strategic function or form natural buffer between different land uses. The area is small and would not materially impact on the overall quantity of equivalent areas of Incidental Open Space in the vicinity of the application site.

The application is deemed to comply with the provisions of Policy 14 of the Borough of Redditch Local Plan.

As the application is retrospective, regarding the use of the land as a private garden, it is not considered that Biodiversity Net Gain requirements would apply.

No public representations have been received following the expiry of the publicity period and no residential amenity concerns have been identified. Worcestershire County Council Highways Authority have been consulted and have raised no objections to the application.

Despite the acceptability of the proposals, your officers consider it prudent to attach planning conditions to safeguard the highways safety of the use of the access to the host dwelling. These are recommended below. Subject to the inclusion of such conditions, there are not considered to be any reasons to withhold issuing consent in this case.

RECOMMENDATION:

That having regard to the development plan and to all other material

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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:

P2115/104A Layout Plan
P2115/109 Location Plan

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

- 2) The visibility splay shown on drawing P2115/104A shall be provided on site within 2 months of the date of this permission and shall at all times be maintained free of level obstruction exceeding a height of 0.6m above the adjacent carriageway.

REASON: In the interests of highway safety.

Procedural matters

This application is being reported to the Planning Committee because the land subject to this application is currently owned by Worcestershire County Council. As such the application falls outside the scheme of delegation to Officers.