

# **PLANNING COMMITTEE**

**11th December 2025**

**Planning Application 25/01248/FUL**

## **Addition of an InPost Parcel Locker**

**Windmill Community Centre, Ryegrass Lane, Walkwood, Redditch, Worcestershire,  
B97 5YE**

**Applicant:** InPost UK  
**Ward:** Webheath And Callow Hill

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

The case officer of this application is Kyle Lander, Planning Officer (DM), who can be contacted on Tel: 01527 881444 Email: kyle.lander@bromsgroveandredditch.gov.uk for more information.

## **Site Description**

The Windmill Community Centre is situated within Webheath and Callow Hill Ward, in the Southwest of Redditch. The immediate surrounding area is residential in nature, with the Community Centre situated within walking distance of several residential streets. A dedicated access point and carpark area are provided for the Community Centre accessed off Rye Grass Lane.

## **Proposal Description**

The proposal is for the addition of an external 'InPost Parcel Locker' to the North elevation of the Windmill Community Centre, to the right of the main entrance doors.

The 'InPost Parcel Locker' proposed would have maximum dimensions as such:

Height: 2.42m  
Width: 3m  
Depth (Of Canopy): 1.66m  
Depth (Of Lockers): 0.9m

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.

The appearance of the 'InPost Parcel Locker' is predominantly white/cream vinyl wrapped metal with minor dark grey and black detailing. The front aspect of the proposed locker denotes the 'InPost' logo, the hours of operation of the locker and the phrase 'SCAN TAP & GO' in a larger, more prominent black font.

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## **Relevant Policies:**

### **Borough of Redditch Local Plan No. 4**

Policy 39: Built Environment

Policy 40: High Quality Design and Safer Communities

## **Others**

National Planning Policy Framework (2024)

Redditch High Quality Design SPD

## **Consultations**

### **Worcestershire Highways**

Worcestershire Highways have registered a response of No Objection

## **Public Consultation Response**

Site Notice Displayed on: 03/11/2025 and expired on: 27/11/2025

No comments have been received following Public Consultation.

## **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 that materially affects the external appearance of the building in question and is considered to constitute "development" as such.

Overall, the proposal is considered to be acceptable as the design, appearance and scale of the Locker is of a modest scale and serves a function which aligns with the wider use of the building as a community centre. It is noted that a defibrillator and signage is also located in this area. The materials used for the locker mean that it will be apparent from Rye Grass Lane, however its location, set against the building, which itself is set back from the highway, means that in the context of the site as a whole, there is no harm caused to visual amenity. Proactive engagement by the local planning authority was not necessary in this case as the proposed development was considered acceptable as initially submitted.

Additionally, it is considered that the proposal, which is sited approximately 30 metres away from the closest residential dwelling, would not be harmful to the amenities enjoyed by those occupiers, with regard to noise or privacy.

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Worcestershire Highways were consulted in order to comprehensively assess any potential implications of the proposal on pedestrian and/or highways safety.

Worcestershire 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:

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the grant of this permission.

Reason: In accordance with the requirements of Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

Site Location Plan- Dated: 24<sup>th</sup> October 2025

Proposed Site Plan- Dated: 24<sup>th</sup> October 2025

Proposed Floor Plan- Dated: 24<sup>th</sup> October 2025

Proposed Elevations- Dated: 24<sup>th</sup> October 2025

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 the applicant is Rubicon and Redditch Borough Council has an interest in the land as freeholder. As such the application falls outside the scheme of delegation to Officers.