

PLANNING COMMITTEE

11th December 2025

Planning Application 25/01249/FUL

Addition of an InPost Parcel Locker

**Winyates Green Community Centre, 6 Furze Lane, Winyates Green, Redditch,
Worcestershire, B98 0SE**

Applicant: InPost UK
Ward: Winyates

(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 Winyates Green Community Centre is situated within Winyates Ward, in the East of Redditch. The immediate surrounding area is residential in nature, with the Community Centre situated within walking distance of a number of residential streets and cul-de-sacs. A dedicated access point and car park area are provided for the community centre off Furze Lane.

The site sits directly opposite a small number of detached properties at the bottom of the Furze Lane cul-de-sac. The Community Centre is also the site of a small pre-school, and there is a small convenience store also within walking distance. The existing building is single-storey and constructed of materials similar in appearance to the neighbouring dwellinghouses.

Proposal Description

The proposal is for the addition of an external 'InPost Parcel Locker' to the East elevation of the Winyates Green Community Centre, on a wall to the right of the main entrance doors. The proposed development would be clearly visible from the street scene.

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.

PLANNING COMMITTEE

11th December 2025

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.

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 Notices displayed on: 03.11.2025 and expired on: 27.11.2025

Neighbour letters sent on: 04.11.2025 and expired on: 28.11.2025

One objection has been received raising concern around noise associated with the 'out of hours' use of the 'InPost Locker'.

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 locker is of a modest scale and its function aligns with the wider use of the building as a community centre. The materials used for the locker mean it will be apparent from Furze 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.

PLANNING COMMITTEE

11th December 2025

Additionally, it is considered that the proposal, which is sited approximately 16 metres away from the closest residential dwelling, would not be harmful to those occupiers with regard to noise or privacy.

One objection to the proposal has been received regarding the potential noise associated with the 'out of hours' use of the 'InPost Locker'. This objection has been taken into account. However, your officer is satisfied that the noise generated in the access and usage of the 'InPost' locker would be sufficiently minimal as to not result in a loss of amenity for the nearby occupiers.

Worcestershire Highways were consulted 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: 24th October 2025
Proposed Site Plan- Dated: 24th October 2025
Proposed Floor Plan- Dated: 24th October 2025
Proposed Elevations- Dated: 24th October 2025

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

Procedural matters

**PLANNING
COMMITTEE**

11th December 2025

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.