

# **PLANNING COMMITTEE**

**11th December 2025**

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**Planning Application 25/01250/FUL**

**Batchley Community Centre, Cherry Tree Walk, Batchley, Redditch, Worcestershire  
B97 6PB**

**Applicant: InPost UK**  
**Ward: Batchley and Brockhill**

**(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](mailto:kyle.lander@bromsgroveandredditch.gov.uk) for more information.

## **Site Description**

The Batchley Community Centre is situated within Batchley and Brockhill Ward, in the Northwest of Redditch. The immediate surrounding area is residential in nature, with the Community Centre situated within walking distance of a number of residential streets. The site is also in close proximity to Batchley First School. The site shares an access point and large parking area with Redditch Borough Community Sports and Social Club.

The community centre is single-storey in nature and the existing materials (Mixed brick and tiled roofing) are in keeping with the character of the local area.

## **Proposal Description**

The proposal is for the addition of an external 'InPost Parcel Locker' to the Southwest elevation of the Batchley Community Centre, attached to the wall to the right of the main entrance doors. The proposal would not be readily visible from the highway.

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 Notices 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 locker is of a modest scale, and its function aligns with the wider use of the building as a community centre. It is noted that existing signage is also located in this area. The positioning of the locker means it will not be apparent from Cherry Tree Walk, and 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 27 metres away from the closest residential dwelling, would not be harmful to the amenities enjoyed by those occupiers with regard to noise or privacy.

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

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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.

### **Informative**

Date: 06/11/2025  
LinesearchbeforeUdig ref: 39332529  
Your ref: 25/01250/FUL (LRP)

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*Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.*

*If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting [cadentgas.com/our-services/gas-diversions](https://cadentgas.com/our-services/gas-diversions)*

*Prior to carrying out works, including the construction of access points, please register on [www.linsearchbeforeudig.co.uk](https://www.linsearchbeforeudig.co.uk) to submit details of the planned works for review, ensuring requirements are adhered to.*

### **Your responsibilities and obligations**

Cadent may have a Deed of Easement on the pipeline, which provides us with a right of access for a number of functions and prevents change to existing ground levels, storage of materials. It also prevents the erection of permanent/temporary buildings, or structures. If necessary Cadent will take action to legally enforce the terms of the easement.

This letter does not constitute any formal agreement or consent for any proposed development work either generally or related to Cadent's easements or other rights, or any planning or building regulations applications.

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