

**PLANNING
COMMITTEE**

19th March 2026

Planning Application 26/00026/FUL

Application for siting an InPost Parcel Locker

**Oakenshaw Community Centre, Oakenshaw, Castleditch Lane, Redditch,
Worcestershire, B98 7YB,**

Applicant: InPost UK
Ward: Headless Cross and Oakenshaw Ward

(see additional papers for site plan)

The case officer of this application is Holly Johnston, Planning Officer (DM), who can be contacted on Tel: 01527 881258 Email: holly.johnston@bromsgroveandredditch.gov.uk for more information.

Site Description

The Oakenshaw Community Centre is situated within Headless Cross and Oakenshaw Ward, in the South of Redditch. The immediate surrounding area is residential in nature, with the Community Centre situated within walking distance of a number of residential streets. A dedicated access point and car park area are provided for the community centre off Castleditch Lane. The Community Centre and its car park are surrounded by a Local Wildlife Site (LWS) to the North and Primarily Open Space to the North and the South. There is a restaurant/takeaway to the North-West of the site which shares the access from Castleditch Lane.

The community centre is single storey in nature and constructed of materials similar in appearance to those seen in the local area, appearing in keeping with the character of the street scene.

Proposal Description

The proposal is for the addition of an external 'InPost Parcel Locker' to the West elevation of the Oakenshaw Community Centre, on a wall facing Castleditch Lane. The proposed development would be clearly visible from the street scene.

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

Height (Including Canopy): 2.42m

Width: 2.5m

Depth (Of Lockers): 0.9m

Depth (Including Canopy): 1.66m

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

The appearance of the 'InPost Parcel Locker' is predominantly white 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. The locker is equipped with external metal clad downlights and a metal canopy that incorporates an integrated security camera.

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)

National Planning Practice Guidance

Redditch High Quality Design SPD

Consultations

Worcestershire County Council Highways

Worcestershire County Council Highways have registered a response of No Objection.

Community Safety Manager

No Comments Received To Date

Cadent Gas

Cadent Gas have registered a response of No objection; however, request than an Informative Note be added to the Decision Notice.

Public Consultation Response

Site Notices displayed on: 13.02.2026 and expired on: 09.03.2026

Neighbour letters sent on: 13.02.2026 and expired on: 09.03.2026

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 and is therefore considered to constitute "development" as such.

PLANNING COMMITTEE

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 and a defibrillator are also located in this area. The materials used for the locker mean it will be apparent from Castleditch Lane. However, the location of the locker is set against the building, tucked into a corner, and set back from the highway. Considering this context of the site as a whole, there is no harm caused to visual amenity.

Proactive engagement by the local planning authority was necessary in this case as the submitted location plan which details the red line around the site did not initially include the access to the site from the adopted highway. Paragraph 024 of the 'Making an application' Guidance published by the Ministry of Housing, Communities and Local Government and the Department for Levelling Up, Housing and Communities stipulates that "the application site should be edged clearly with a red line on the location plan. It should include all land necessary to carry out the proposed development (e.g. land required for access to the site from a public highway, visibility splays, landscaping, car parking and open areas around buildings)". Subsequently, amended plans were provided which amended the red line to include the access to the site and the open areas around the building.

Additionally, the proposal is sited approximately 50 metres away from the rear gardens of the closest residential dwellings, separated by open space, Castleditch Lane, trees and vegetation, and fencing. Given these circumstances, it is considered that the proposal would not be harmful to nearby residential occupiers with regard to noise or privacy.

Worcestershire County Council Highways were consulted to comprehensively assess any potential implications of the proposal on pedestrian and/or highways safety. Worcestershire County Council Highways have since registered a response of no objection to the application.

A representation has been received from Cadent Gas, detailing that the application site is in close proximity to their medium and low-pressure assets. Cadent Gas have detailed that they have no objection to the proposal from a planning perspective but have requested that an Informative Note be added to the Decision Notice.

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:

PLANNING COMMITTEE

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 – Drwg No. L(00)000 Rev. P2 Dated: 06/02/2026
Proposed Site Plan – Drwg No. L(00)100 Rev. P2 Dated: 06/02/2026
Proposed Floor Plan – Drwg No. L(01)101 Rev. P2 Dated: 06/02/2026
Proposed Elevations – Drwg No. L(02)101 Rev. P2 Dated: 06/02/2026

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

Informatives

- 1) 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

Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

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.