

**PLANNING
COMMITTEE**

19th March 2026

Planning Application 25/01490/FUL

**Change of use of existing building for a padel facility and supporting facilities
(Class E use)**

Land at South Moons Moat, Padgets Lane, South Moons Moat, Redditch, B98 0RA

**Applicant: PADELHEIM LTD
Ward: Winyates**

The case officer of this application is Steven Edden, Principal Planning Officer (DM), who can be contacted on Tel: 01527 548474 Email: steve.edden@bromsgroveandredditch.gov.uk for more information.

Site Description

The application site is situated at South Moons Moat Industrial Estate to the east of Padgets Lane. The site is bounded by Padgets Lane to the north and west. The southern boundary adjoins Blacksoils Brook while to the east lies the existing shared access and yard serving the adjoining terraced industrial units (No. 7-13 Padgets Lane).

The change of use proposal relates of one half (1869 square metres) of a 6-unit Industrial building granted permission under application 23/01058/FUL (for units 1 to 3 only). The remaining units (4 to 6) fall outside the application site boundary and are not subject to this application.

The Planning Committee report pertaining to application 23/01058/FUL stated that the use of the (then proposed) new 6 unit building would be Warehousing (Class B8 use) over the ground floor with 600m² of office space (Class E use) over the first floor as a mezzanine.

The site and surrounding units fall with an area designated as a Primarily Employment Area on the Borough of Redditch Local Plan No.4 Policies Map. Units 1-3 (subject to this application) including Units 4-6 are currently vacant.

Proposal Description

This is an application for full planning permission for the change of use of Units 1 to 3 from a warehouse use to a Padel tennis, together with café use falling within Use Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended). No external alterations are proposed to the building although a separate application has recently been granted for advertisement consent in the form of fascia signage to serve the facility (approved 03.02.2026).

PLANNING COMMITTEE

19th March 2026

Four Padel courts are proposed to be accommodated within the building each measuring 20m x 10m.

The applicant has stated that opening times would be 0600 to 23:00 hrs daily.

Padel is a racquet sport comparable to a mix between tennis and squash. The court is one third of the size of a tennis court. It is played on a court surrounded by walls of glass and metallic mesh. It is played using a short, stringless racquet made of composite material using a low compression tennis ball.

The applicant states that Padel is a rapidly expanding sport and recognised by the Lawn Tennis Association (LTA) who have ambitious plans to grow padel across the Country.

An ancillary café would be present within the building with a permanent member of staff employed.

Access to the site would be primarily from Padgets Lane to the west although vehicular access is also afforded to the site via the service yard adjoining the terrace of industrial units (No. 7-13 Padgets Lane) to the east.

Across the site as a whole (Units 1 to 6 inclusive) there are a total of **62 car parking spaces** including 8 accessible spaces and 20 with Electric Vehicle Charging (EVCP) provision.

The application proposals would provide a total of 26 spaces including 3 accessible and 6 EVCP. 2 of the EVCP spaces would be in accessible spaces, so there would be 19 'standard' spaces. In addition, 3 Motorcycle spaces would be provided together with 24 cycle parking spaces. Excluding cycle spaces, the car and motorcycle parking schedule would be as follows:

Car Parking Schedule	
Standard Spaces	19
Accessible Spaces	3
Fitted-EV Spaces	6
TOTAL CAR SPACES	26
M/C SPACES	3

**PLANNING
COMMITTEE**

19th March 2026

Relevant Policies:

Borough of Redditch Local Plan No. 4

Policy 1: Presumption in Favour of Sustainable Development

Policy 19: Sustainable travel and Accessibility

Policy 24: Development within Primarily Employment Areas

Policy 30: Town Centre and Retail Hierarchy

Policy 43: Leisure, Tourism and Abbey Stadium

Others

NPPF National Planning Policy Framework (December 2024)

Relevant Planning History

23/01058/FUL	Proposed replacement of 6 existing industrial units following fire	Granted	22.02.2024
24/01256/ADV	Unit number signage	Granted	29.01.2025
25/01491/ADV	Proposed fascia signage	Granted	03.02.2026

Consultations

Economic Development and Regeneration Service

Comments summarised as follows:

We have no evidence to dispute the marketing information submitted by the applicant. However, we are concerned that permitting a non-industrial use within this location could undermine the long-term integrity and function of the estate. Allowing this proposal may therefore introduce pressure for further non-industrial uses, with the potential to erode the estate's role as a dedicated industrial location and diminish the availability of suitable premises for businesses requiring such space.

Worcestershire Regulatory Services (WRS) - Noise

No objection

Public Consultation Response

No comments received

PLANNING COMMITTEE

19th March 2026

Assessment of Proposal

Principle of use have regard to land designation

The site is located within an area designated for Primarily Employment Uses where Policy 24 applies.

The purpose of Borough of Redditch Local Plan Policy 24 is to ensure that there is a sufficient supply of employment land. Development will not be permitted where it would restrict the current or future use or development of Primarily Employment Areas (as defined on the Policies Map) for employment purposes.

Policy 24 of the Local Plan states that non employment development within designated employment areas will only be permitted when it meets parts (i) and (ii) **or** parts (iii)

- Part (i) states: *such development would not cause or accentuate a significant shortage of land for employment uses in the Borough or area concerned.*
- Part (ii) states: *it is no longer viable as an employment area either following a period of unsuccessful marketing or undertaking a viability assessment. Consultation must be undertaken with the Economic Development and Regeneration Service to ascertain this.*
- Part (iii) states: *the site is no longer appropriate for employment use because of at least one of the following reasons and these problems are incapable of resolution in the foreseeable future:*
 - o it impinges upon residential amenity;*
 - o it causes substantial transport network, highway or traffic problems;*
 - o it creates other adverse environmental effects; or*
 - o technical reasons such as land stability or fundamental infrastructure problems.*

With respect to Part (i), the Local Plan makes provision for 53.57ha of land to meet Redditch's employment needs until 2030. As of the latest Annual Monitoring Report, the total supply of employment land is at 63.4ha and such the authority has a supply of employment land over the requirement set out in the development plan.

The gross internal space of Units 1 to 3 subject to this application is 1,869sqm (or for comparison 0.187ha). The change of use of this unit would not be considered to cause or accentuate a significant shortage of employment land by reason of its size relative to the overall supply and delivery of employment land. It is therefore considered that the requirements of Policy 24 part i have been met. Policy 24 does however require the criteria in both part i and part ii **or** part iii to be fulfilled.

**PLANNING
COMMITTEE**

19th March 2026

In order to be compliant with part (ii) the Council requires a site to be appropriately marketed before alternative uses are considered to ensure that a site is genuinely redundant for its intended use or that a viability assessment be carried out. The applicant has provided information to demonstrate that the site has been marketed for employment purposes by producing evidence submitted by Bulley's Chartered Surveyors. Your Officers have examined the submitted evidence which has similarly been examined by the Councils Economic Development and Regeneration Service in line with Part ii above.

Bulley's state that during the marketing period whilst generating some interest from employment operators, no enquiries have progressed beyond initial discussions or viewing due to demand and in light of the current economic picture.

The Economic Development and Regeneration Officer has responded by commenting that they have no evidence to contradict the marketing information advanced by the applicant and are satisfied that the units subject to this application have been appropriately marketed for industrial and warehousing use without success.

In accordance with Policy 24, para 24.6 it is therefore considered reasonable for the Council to consider alternative uses (such as that proposed under this application) on their respective merits.

Notwithstanding your officers belief that the site remains appropriate for employment uses having regard to part (iii) above, having met part (i) and part (ii) it is not necessary for the applicant to satisfy part (iii). The applicant is therefore considered to have satisfied the requirements of Policy 24 in this case.

Location

The proposal is for a (Class E) Leisure Use with an associated (Class E) café use. The National Planning Policy Framework (NPPF) sets out that intensive sport and recreation uses are 'main town centre uses' and comments at Paragraph 91 that Local Planning Authorities should apply a sequential test to planning applications for main town centre uses that are neither in an existing centre and are not in accordance with an up-to-date Local Plan.

Policy 30 of the Borough of Redditch Local Plan echoes this commenting that the Town Centre is the preferred location for leisure / eating establishment type uses.

Policy 43 of the Borough of Redditch Local Plan No. 4 sets out that the Council will promote and support proposals for new and improved leisure uses, to promote the role of healthy living within the Borough. This is however subject to them being located in places that are sustainable.

Your officers have assessed whether any available premises suitable for the proposed use exist and are currently available within a town centre location having regard to the applicant's requirement for a financially viable enterprise which would provide a total of four indoor padel courts.

PLANNING COMMITTEE

19th March 2026

A search of more sustainable locations has been carried out and no sequentially preferable sites have been identified. Your officers have concluded that the proposed location for this development is acceptable.

Other matters

Padel is an inherently noisy sport. On average, padel courts can produce between 66-68 decibels of noise which is much higher than average noise levels arising from the use of a tennis court. Noise levels can reach up to 70db in indoor facilities. Noise will arise from a combination of the sound of the ball hitting the court surfaces, the racket hitting the ball and the voices of players. For these reasons, indoor courts are generally preferred by Environmental Health Officers since impacts upon nearest noise sensitive receptors (usually occupiers of dwellinghouses) are not affected provided that openings (such as doors) are closed during play (which would be the case here). As such, WRS have raised no objection to the application.

Formal comments from Worcestershire CC Highway Authority are awaited. Your officers have considered the level of car parking and cycle parking proposed in this case having regard to the specific nature of the use and the recommended restricted condition set out below within the recommendation. In practical terms, four padel courts would accommodate a maximum of 4 players playing at any one time on each court (maximum of 16 players). 26 spaces are proposed together with 24 cycle spaces and three motorcycle spaces which is considered to represent sufficient and appropriate provision. Cumulative impacts on the road network arising from granting permission in this case are not expected to be severe, a having regard to Paragraph 116 of the NPPF and thus no highway safety implications have been identified.

Conclusion

The Council promotes and supports new and improved leisure uses within the Borough. Whilst this type of use is more appropriately suited to a town centre location, alternative sites must be available to accommodate such a use. In this case, no such alternative sites have been identified which would meet the applicants' requirements. Your officers have also considered the environmental implications of locating a 'noisy' indoor use in alternative locations within the Borough which might be more sensitive than the site subject to this application.

Comments received from the Economic Development Officer whose preference would be to retain the units for 'B' class employment uses are noted. Your officers are however tasked with determining planning applications in accordance with the development plan unless material considerations indicate otherwise in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990. The applicant has demonstrated compliance with Policy 24 of the Borough of Redditch Local Plan No.4.

Given that no conflicts with the development plan are considered to arise in this case, your officers have concluded that the proposal is acceptable.

**PLANNING
COMMITTEE**

19th March 2026

RECOMMENDATION:

That having regard to the development plan and to all other material considerations, planning permission be GRANTED subject to the following conditions:

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:

appropriate references to be inserted here

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

- 3) The development hereby approved shall be used for the purposes specified in the application (padel facility and supporting facilities (Class E use)) and for no other purpose.

Reason: The proposals have been considered on the basis of the details submitted under this application and have been determined as such.

- 4) The use hereby permitted shall not be open to customers outside the hours of 06:00 to 23:00 hrs daily.

Reason: To define the consent ensure and to ensure compatibility with adjoining uses.

Informatives

- 1) Proactive engagement by the local planning authority was not necessary in this case as the proposed development was considered acceptable as initially submitted.

Procedural matters

This application is reported to Planning Committee for determination because the application is for a change of use to a leisure use, which falls outside the scheme of delegation to Officers