

**Redditch Borough Council
Planning Committee**

**Committee Updates
19th March 2026**

25/00475/FUL Land Adjacent, Ravens Bank Drive

Members are advised that further consultation comments have been received as follows:

WCC Minerals Consultation Response received 17.03.2026
No objection.

Hereford and Worcester Fire Service Response received 10.03.2026.

If the proposed works will be subject to Building Regulations approval, then the Fire Service will be consulted by either Local Authority or Approved Inspector Building Control bodies accordingly, for their comments on Building Regulations requirements and any matters that may need to be addressed, under the Fire Safety Order (2005), once the buildings become 'occupied'.

The following conditions have been updated and amended in consultation with the applicant and consultees (as appropriate):

Condition 3 (Tree Protective Fencing). The reference to demolition has been removed since the existing buildings have been demolished. It will now read:

Prior to the commencement of any works on site including any site clearance, excavations or import of machinery or materials, the trees or hedgerows which are shown as retained on the approved plans both on or adjacent to the application site or any within influence of any ground or development work on any adjoining land shall be protected with fencing around the root protection areas. This fencing shall be constructed in accordance with the guidance in the British Standard BS5837:2012 and shall remain as erected until the development has been completed.

Condition 5 - Public Right of Way Diversion.

A Footpath Diversion Order is a Statutory consent and the Condition Modal Guidance states that a condition should not be imposed in these circumstances, but where an application is required to be made for a Public Path Order, an informative should be included in the Decision Notice. Thereby, condition 5 is removed and the following informative added:

A public right of way RD-799 crosses the site of this permission. The permission does not authorise the stopping up or diversion of the right of way. The right of way may be stopped up or diverted by Order under section 257 of the Town and Country Planning Act 1990, provided that the Order is made before the development is carried out. If the right of way is obstructed before the order is made, the Order cannot proceed until the obstruction is removed. Works across the Definitive line of Footpath Ref: RD-799 cannot commence unless or until the required Public Path Diversion Order has come into effect and the agreed diversion implemented.

Condition 8 - Employment Travel Plan

This is amended to read: The Development hereby approved shall not be first occupied until an Employment Travel Plan in accordance with the principles set out in the submitted Framework Travel Plan Reference 250403_328016_FTP_001_Rev C. Dated 10 April 2025 (Version 3) has been submitted to and approved in writing by the Local Planning Authority.

Condition 14 - Sensitive Lighting

It is noted that the lighting plan has been included in the approved plans (condition 2). Thereby, condition 14 is amended to read:

The approved lighting plan outlined in condition 2 shall be implemented prior to the occupation of the development hereby approved.

Condition 15 - Biodiversity Gain Plan

This condition will be removed since the requirement of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 in relation to BNG have been set out within informative 7 (published agenda page 42)

Condition 21 - BREEAM Certification

Due to the timescales taken to secure a BREEAM Post Construction Certificate, the condition has been amended as follows:

Within 18 months of occupation of any of the building hereby approved, evidence shall be submitted in the form of a Post Construction Certificate (prepared by a Building Research Establishment Qualified Assessor) to demonstrate full compliance with the BREEAM UK NC V6.1 Pre Assessment version 3, dated 10.04.2025.

25/01490/FUL Land At South Moons Moat, Padgets Lane

Consultations

Worcestershire County Council Highway Authority
No objection

26/00026/FUL Oakenshaw Community Centre , Castleditch Lane

No Updates