

**PLANNING
COMMITTEE**

16th April 2026

Planning Application 26/00188/FUL

Retrospective application for siting an InPost Parcel Locker

Old Sticky Wicket , 6 Matchborough Way, Redditch, Worcestershire, B98 0EP,

Applicant: InPost UK
Ward: Matchborough And Woodrow

(see additional papers for site plan)

The case officer of this application is Chad Perkins, Planning Officer (DM), who can be contacted on Tel: 01527 881257 Email: chad.perkins@bromsgroveandredditch.gov.uk for more information.

Site Description

The Old Sticky Wicket is a public house located in Matchborough District Centre in the Matchborough and Woodrow Ward of Redditch. The lockers are located on the side elevation of the public house, which bounds an access passageway into the central courtyard of Matchborough Centre.

To the immediate south of the proposal site is an area of car parking, which is accessed from Matchborough Way. The site can also be accessed via walking routes from residential areas of both Matchborough East and West.

Proposal Description

The proposal, which is retrospective, is for the addition of an external 'InPost Parcel Locker' to the West elevation of the Old Sticky Wicket, on a wall facing a walkway into the central part of Matchborough Centre. Historic imagery shows that the lockers have been in situ since at least March 2024. The development comprises two units, one with a projecting canopy element and one without. These units are set into recessed parts of the external wall of the public house and is clearly visible from the car park off Matchborough Way.

The 'InPost Parcel Lockers' proposed have maximum dimensions of:

Height: 2.42m

Width: 2m

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.

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The appearance of the 'InPost Parcel Locker' is white metal with dark grey frontage and black and yellow detailing. 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 34: District Centre Redevelopment

Policy 35: Health of District Centres

Policy 39: Built Environment

Policy 40: High Quality Design and Safer Communities

Others

Redditch High Quality Design SPD

National Planning Policy Framework (2024)

Consultations

Worcestershire County Council Highways

No Objection.

Community Safety Manager

No Objection

Public Consultation Response

Site notice displayed and expired 22.03.2026

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.

Overall, the proposal is considered to be acceptable as the lockers are of a modest scale and their function aligns with the wider use of the building as part of a district centre, in accordance with policies 34 and 35 of the Borough of Redditch Local Plan no. 4.. The materials used for the locker mean it will be apparent from the car park on Matchborough Way. However, the location of the locker is set against the building, tucked into the entrance of a passageway. Considering this context of the site as a whole, there is no harm caused to visual amenity.

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Additionally, the proposal is sited approximately 53 metres away from the rear gardens of the closest residential dwellings, separated by car parking space, Matchborough Way, 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.

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 all other material considerations, DELEGATED POWERS be granted to the Assistant Director of Planning, Leisure, and Cultural Services, to GRANT Planning Permission on the 21st of April, subject to no objections being received which raise material considerations not already considered as part of the officer's report, and subject to the following conditions:

1. The development hereby approved shall be carried out in accordance with the following plans and drawings:

L(00)000 P2 Site Location Plan – dated 20th March 2026

L(00)100 P2 Proposed Site Plan – dated 20th March 2026

L(01)101 P2 Existing and Proposed Plan – dated 20th March 2026

L(02)101 P2 Existing and Proposed Elevations – dated 20th March 2026

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 Redditch Borough Council has an interest in the land as freeholder. As such the application falls outside the scheme of delegation to Officers.

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