

**Redditch Borough Council
Planning Committee**

**Committee Updates
16th July 2026**

25/01276/FUL 15 Neighbrook Close, Redditch

**One person who has already made a representation, has submitted additional comments
13th July 2026.**

Lack of engagement. Stating Neighbours had not been notified of the application that there were many comments in relation to the proposal and that the original case officer had left the council.

Residential amenity. Inconsistencies of advice regarding car parking requirements. Morning shift pattern coincides with children attending school. Shift patterns involve a lot of manoeuvring of vehicles. Driveway is steep and the children are used to playing in the road and on the grassed area. Tree removal to provide car parking would be detrimental visually and to wildlife.

Only one bed for staff members. Unclear as to what additional visitors (from schools or Ofsted) would occur.

Question the need for the facility and suggest other buildings that could be used that may be locationally preferable or more spacious. The application site was originally a three-bedroom property and has recently been extended to a 4 bedroomed property.

One additional representation received 16th July.

States they had not received a neighbour notification letter and were therefore unable to participate in the process. Is participating through the public speaking opportunity but feels has had little time to prepare for this.

Officers' response

The issues raised reflect those already summarised and considered within the Officer Report and do not introduce any new material planning considerations. The applicant has stated there is a recognised local and national need for the type of facility being provided. Consideration needs to be given to this application and not any potential alternative site/s.

The officer's recommendation remains that having regard to the development plan and to all other material considerations, planning permission be **GRANTED** subject to conditions.

26/00113/FUL Kingfisher School , Clifton Close

Worcestershire County Council Highways Comments

Have no objection, subject to conditions.

The Highway Authority issued a response of deferral on the 18th March 2026, which highlighted a number of matters where further information was requested from the applicants. Subsequently the applicant has provided additional information and updated plans which the Highway Authority has reviewed and considered.

On this basis, the Highway Authority concludes that the matters raised have been suitably addressed and there are no grounds on which an objection on highway grounds could be maintained in accordance with the National Planning Policy Framework.

The Highway Authority therefore revises its response to one of no objection subject to the following conditions and informatives.

Conditions;

8. Conformity with Submitted Details

The Development hereby approved shall not [be occupied/be brought into use] until the access, parking and turning facilities have been provided as shown on drawing 011 Rev D.

Reason: To ensure conformity with submitted details.

9. Construction Environmental Management Plan (CEMP)

It is expected that contractors are registered with the Considerate Constructors scheme and comply with the code of conduct in full, but particular reference is made to "respecting the community" this says: Constructors should give utmost consideration to their impact on neighbours and the public

- o Informing, respecting and showing courtesy to those affected by the work.
- o Minimising the impact of deliveries, parking and work on the public highway.
- o Contributing to and supporting the local community and economy.
- o Working to create a positive and enduring impression, and promoting the Code.

The CEMP should clearly identify how the principle contractor will engage with the local community, this should be tailored to local circumstances. Contractors should also confirm how they will manage any local concerns and complaints and provide an agreed Service Level Agreement for responding to said issues.

Contractors should ensure that courtesy boards are provided and information shared with the local community relating to the timing of operations and contact details for a site coordinator in the event of any difficulties. This does not offer any relief to obligations under existing Legislation.

10. Accessible Parking Provision

The Development hereby approved shall not be brought into use until 1 accessible car parking space have been provided in as shown in drawing 011 rev D unless otherwise approved in writing by the Local Planning Authority and thereafter shall be kept available for disabled users as approved.

Reason: To provide safe and suitable access for all.

11.Cycle Parking

The Development hereby approved shall not be brought into use until sheltered and secure cycle parking to comply with the Council's adopted highway design guide has been provided in accordance with details which shall first be submitted to and approved in writing by the Local Planning Authority and thereafter the approved cycle parking shall be kept available for the parking of bicycles only.

Reason: To comply with the Council's parking standards.

12.School Travel Plan

The Development hereby approved shall not be brought into use until the applicant has submitted a Travel Plan using Modeshift STARS Education. They must meet green level accreditation before occupation and bronze level accreditation within 12 months of occupation (additionally for new

schools they must achieve silver level within 2 years of first occupation). Monitoring of this plan must continue for 5 years.

Reason: To reduce vehicle movements and promote sustainable access.

13.Active Travel Facilities

Notwithstanding the details submitted the development hereby approved shall not be brought into use until showers and lockers have be installed in each building in accordance with details which shall first be submitted to and approved in writing by the Local Planning Authority.

Reason: To reduce vehicle movements and promote sustainable access.

Informatives

4.Works Adjoining Highway

Any work involving the removal or disturbance of ground or structures supporting or abutting the publicly maintained highway should be carried out in accordance with details to be submitted to and approved in writing by the Highway Authority.

5.Section 278 Agreement Informative

The granting of this planning permission does not remove any obligations on the applicant to undertake a technical design check of the proposed highway improvement works with the Highway Authority (Worcestershire County Council, WCC), nor does it confirm detailed design approval by the Highway Authority until the design check process has been concluded. Upon the satisfactory completion of the technical check the design would be suitable to allow relevant conditions imposed under this permission to be discharged but works to the public highway cannot take place until a legal agreement under Section 278 of the Highways Act 1980 has been entered into to allow the works and the applicant has complied with the requirements of the New Roads and Streetworks Act 1991 (NRSWA) and Traffic Management Act 2004. The person or organisation shall follow the necessary procedure by applying to WCC Streetworks Team for road space for a period to be agreed.

WCC normally use Section 278 to allow the developer to employ a contractor and for that contractor to work on the existing public highway in the same way as if WCC were conducting the works.

When any work is undertaken by a party acting on behalf of a developer on the existing adopted highway it will also be necessary to electronically provide notices to WCC (start date, location, workspace area) to allow these works to take place in accordance with NRSWA. Also, details regarding temporary traffic management controls for works in the public highway are to be submitted to WCC for approval using the online application process.

The applicant is urged to engage with WCC as early as possible to ensure that the approval process is started in a timely manner to achieve delivery of the highway works in accordance with the above-mentioned conditions.

These conditions will be included as Conditions 8 - 13 following the conditions listed within the Report Pack, and the Informatives will be included following informatives detailed within the Report Pack.

26/00373/PIP Walnut Tree Farm, Dark Lane

No Updates

26/00507/FUL 219 Walkwood Road, Redditch
Since publication of the agenda, a further representation objecting to the proposal has been received. The issues raised reflect those already summarised and considered within the Officer Report and do not introduce any new material planning considerations.