

Site Plans and Presentations Pack



Planning Committee

Wed 16 Feb
2022
7.00 pm

Council Chamber
Town Hall
Redditch



www.redditchbc.gov.uk

**If you have any queries on this Agenda please contact
Sarah Sellers**

**Town Hall, Walter Stranz Square, Redditch, B98 8AH
Tel: (01527) 64252 (Ext. 2884)**

e.mail: sarah.sellers@bromsgroveandredditch.gov.uk



Planning

COMMITTEE

Wednesday, 16th February,
2022

7.00 pm

Council Chamber Town Hall

Agenda

Membership:

Cllrs:	Michael Chalk (Chair)	Aled Evans
	Julian Grubb (Vice-Chair)	Andrew Fry
	Imran Altaf	Gemma Monaco
	Karen Ashley	Timothy Pearman
	Tom Baker-Price	

- 5.** Application 21/00249/FUL - Land North Of Droitwich Road Droitwich Road Feckenham Worcestershire - Sarah Watts (Pages 1 - 20)
- 6.** Application 22/00003/FUL - Units 58 To 69 And 82 To 90, Heming Road, Redditch, Worcestershire, B98 0EA - Threadneedle Property Unit Trust c/o Workman LLP (Pages 21 - 28)
- 7.** Application 22/00027/FUL - Thorlux Lighting, Moons Moat North Industrial Estate, Merse Road, Redditch, Worcestershire, B98 9HL - Mr Adam Peat (Pages 29 - 34)
- 8.** Application 21/01810/PRIOR - Greenlands Business Centre, Studley Road, Redditch, Worcestershire, B98 7HD - John Homer on behalf of Redditch Borough Council (Pages 35 - 38)

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21/00249/FUL

Land North of Droitwich Road, Droitwich Road,
Feckenham, Worcestershire

Change of use from agriculture to a mixed use of agriculture and the keeping of horses, erection of two stables, a hay store and retention of vehicular access and parking area.

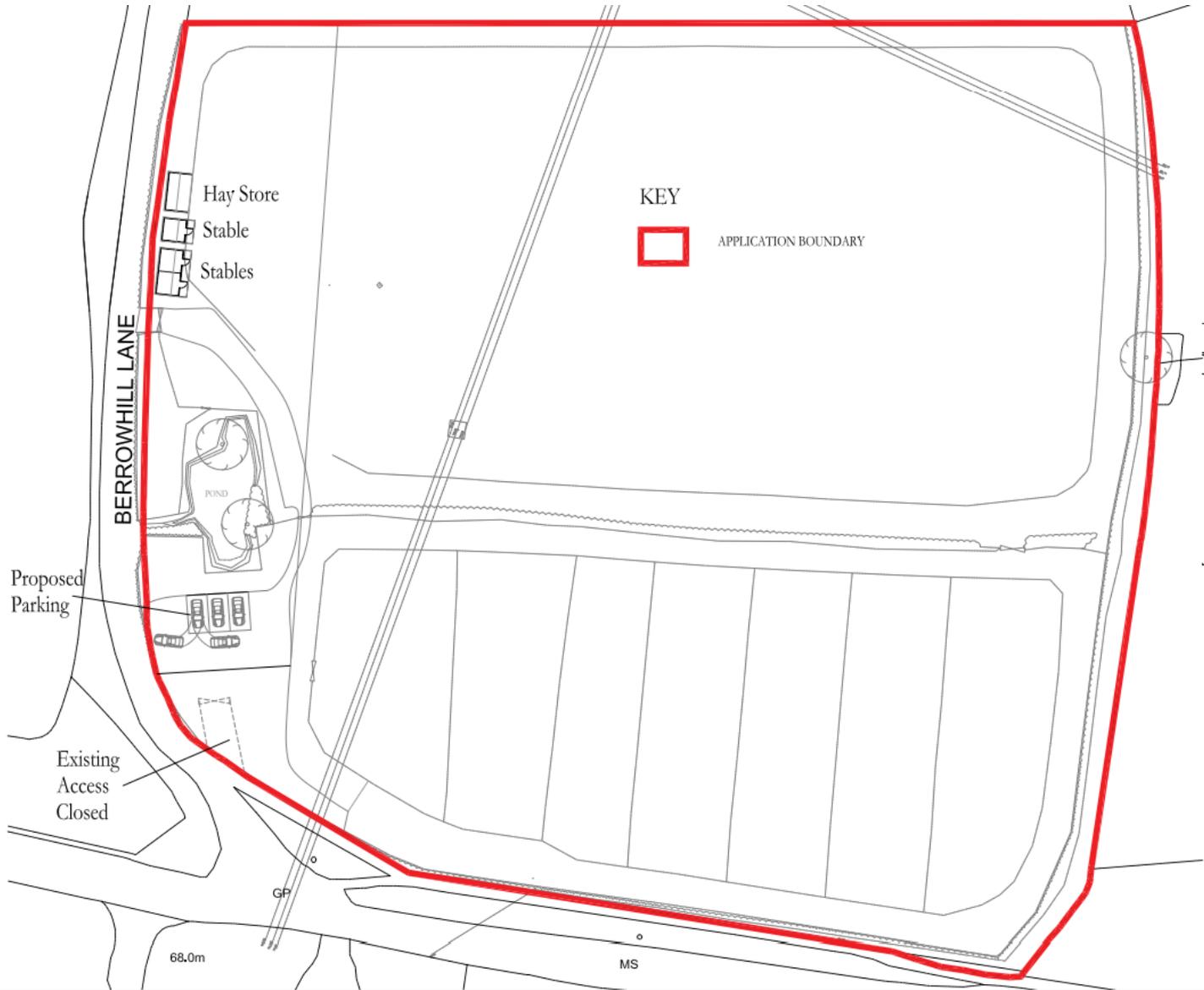
Recommendation:

GRANT subject to conditions

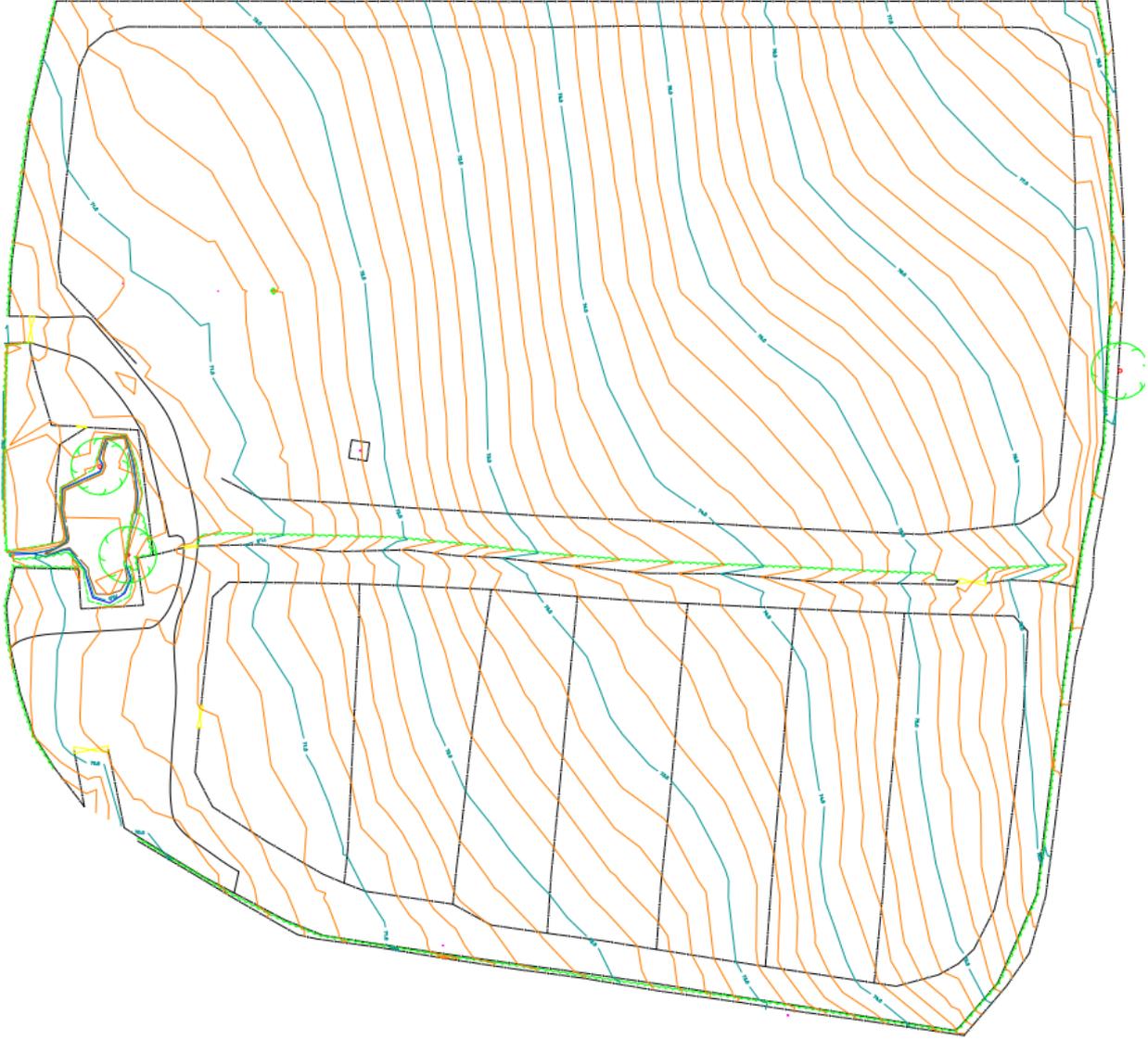
Aerial Photograph



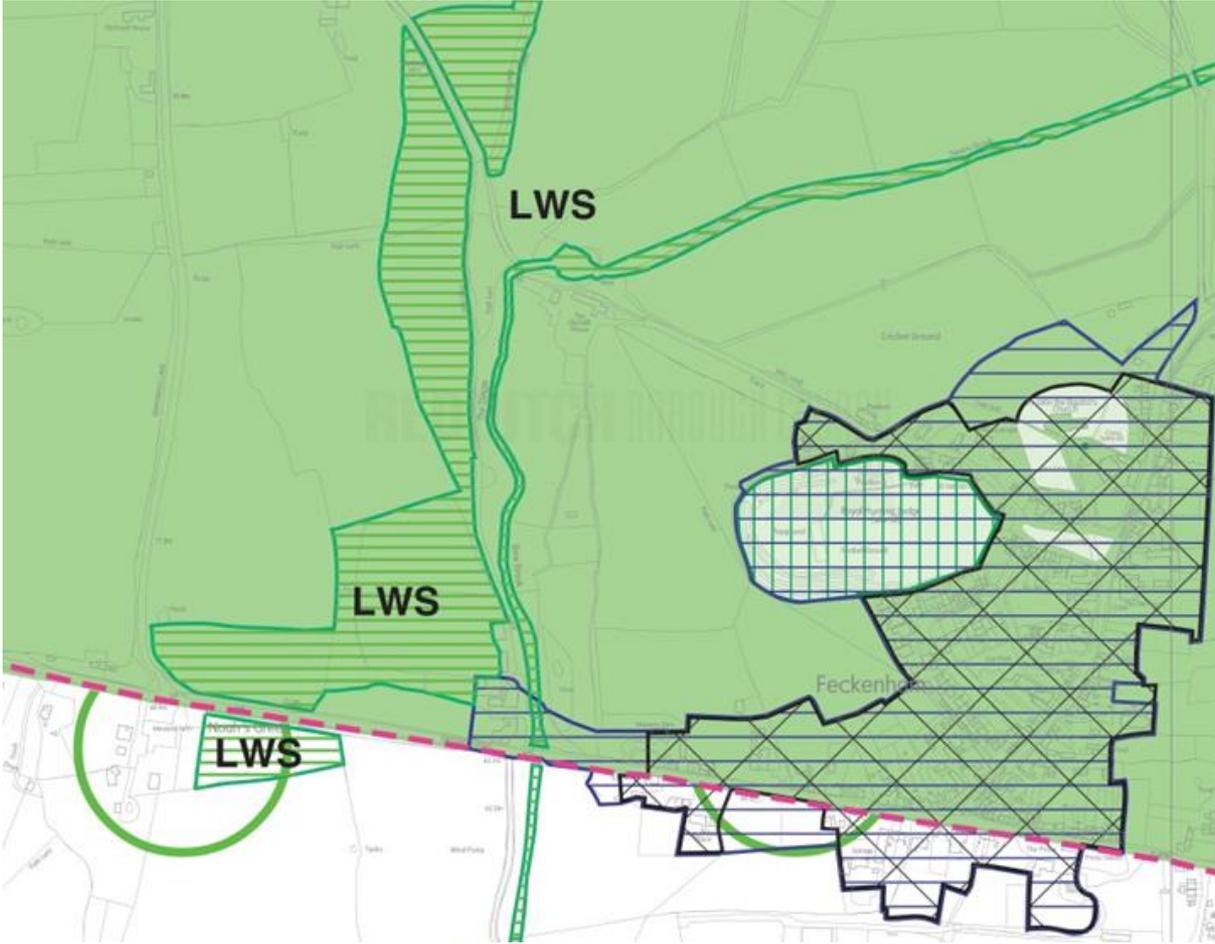
Block Plan



Site Contours

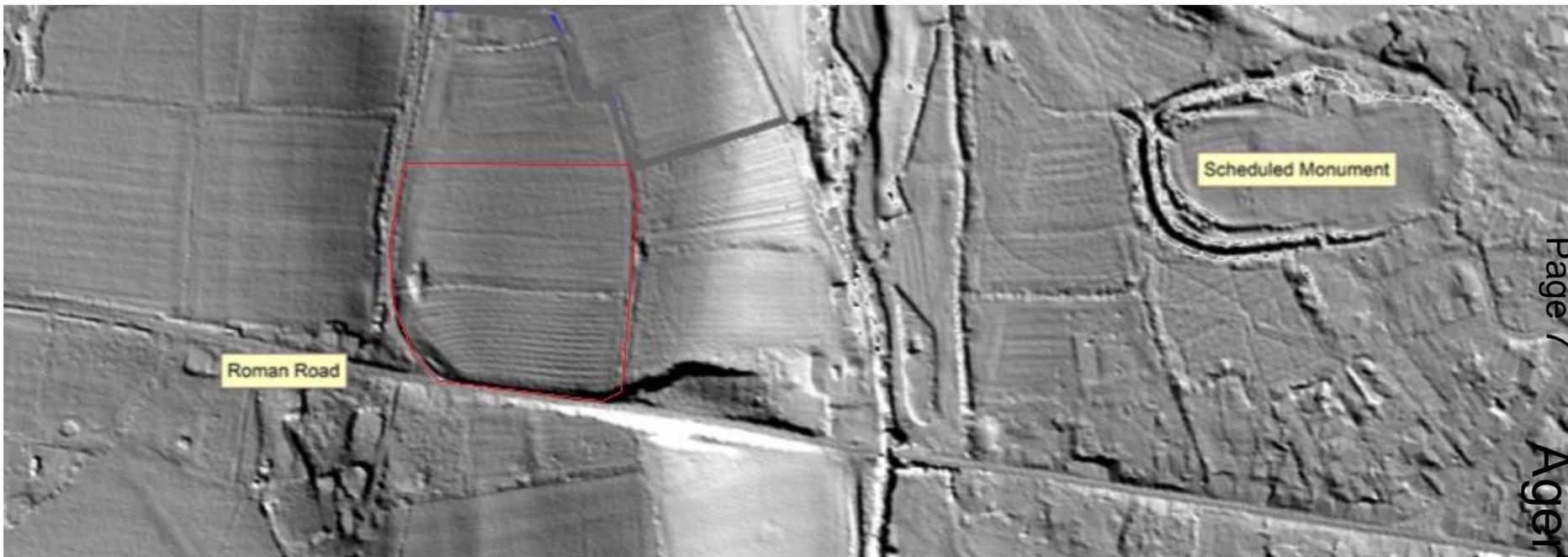


Planning Policy Land Designation

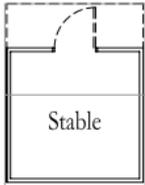
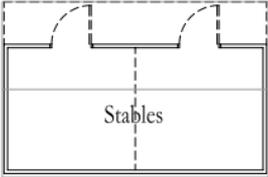
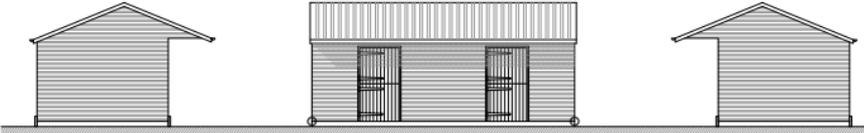
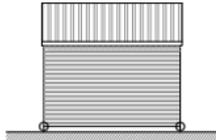


-  Village Settlement
(Policy 2 Settlement Hierarchy)
-  Green Belt
(Policy 8 Green Belt)
-  Open Countryside
(Policy 9 Open Countryside)
-  Designated Conservation Area (Policy 36 Historic Environment and Policy 38 Conservation Areas)
-  Scheduled Monuments
(Policy 36 Historic Environment and Policy 37 Historic Buildings and Structures)
-  LWS
(Policy 16 Natural Environment)

LIDAR SURVEY (2011)



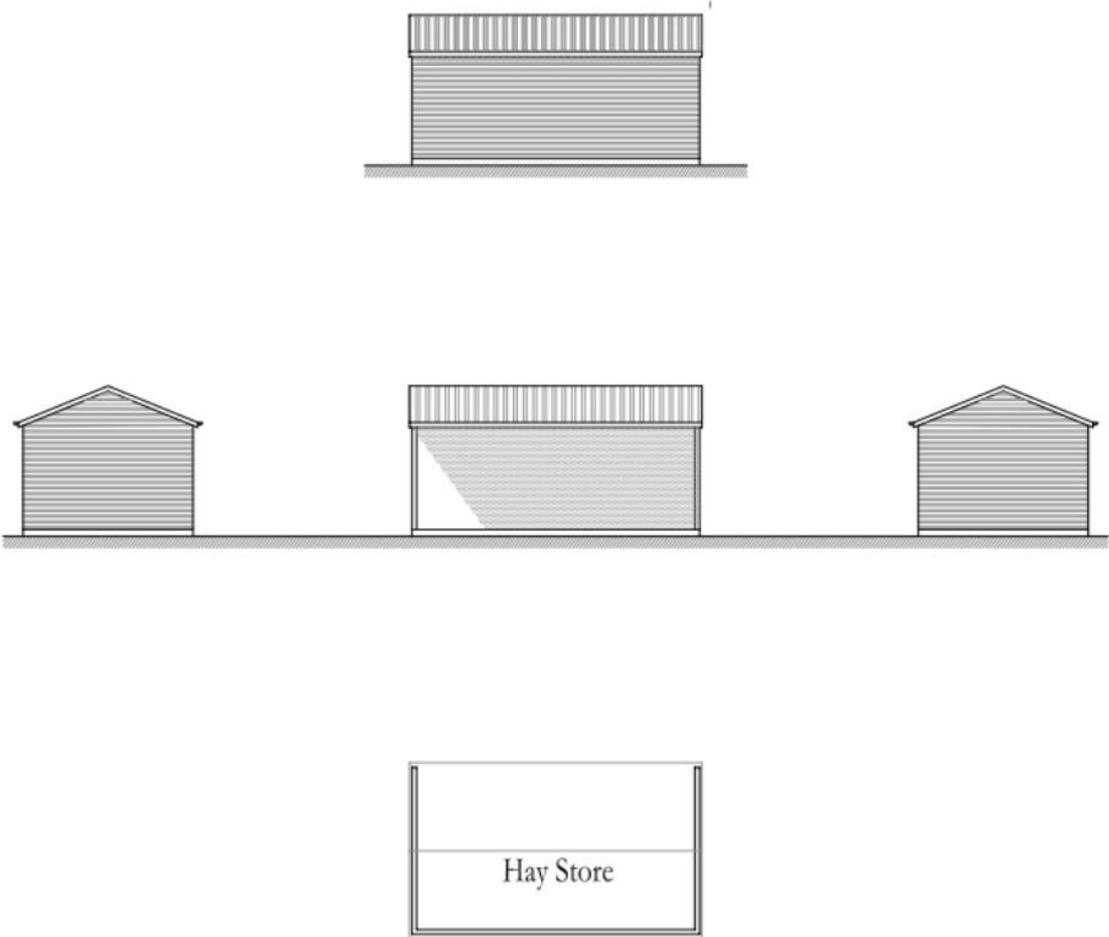
Stables



Proposed Double Mobile Stable Blocks - Plans & Elevations
Scale 1:100

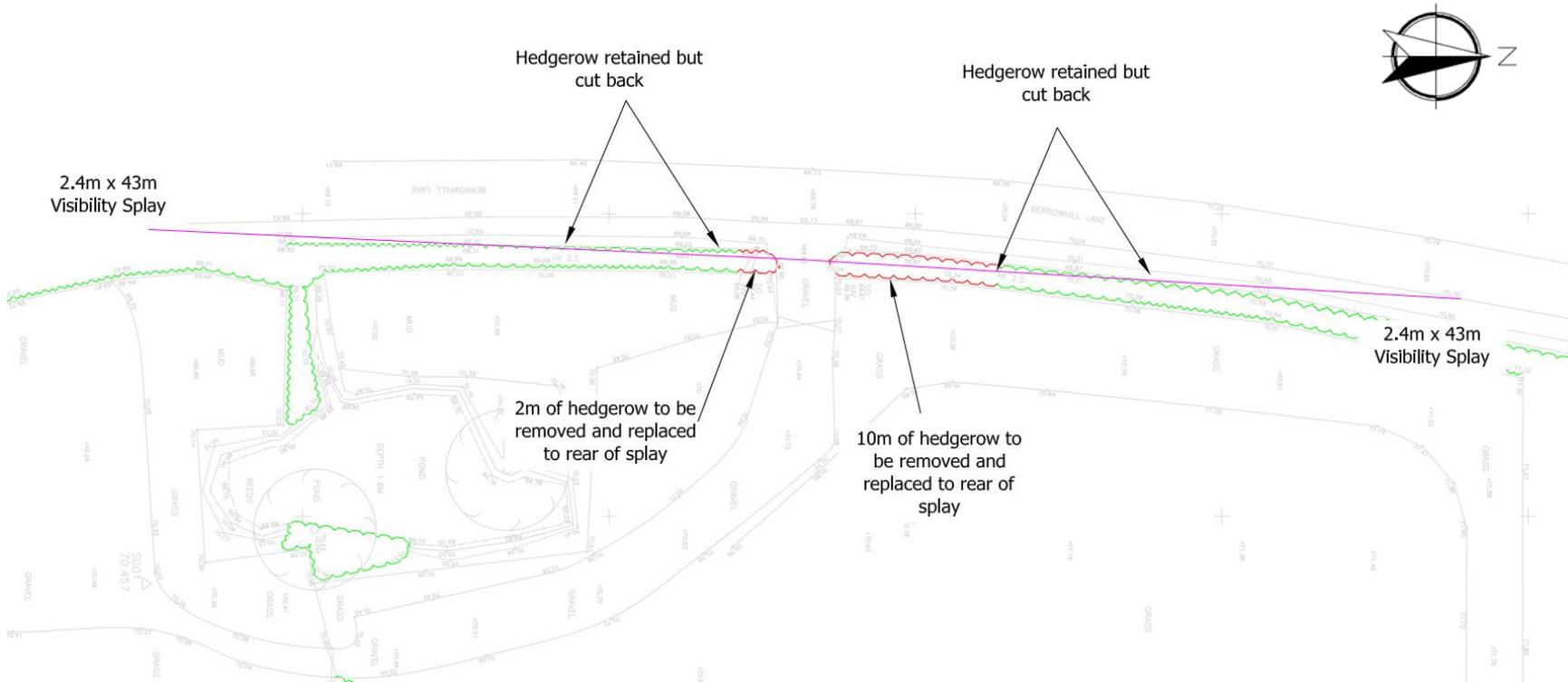
Proposed Single Mobile Stable - Plans & Elevations
Scale 1:100

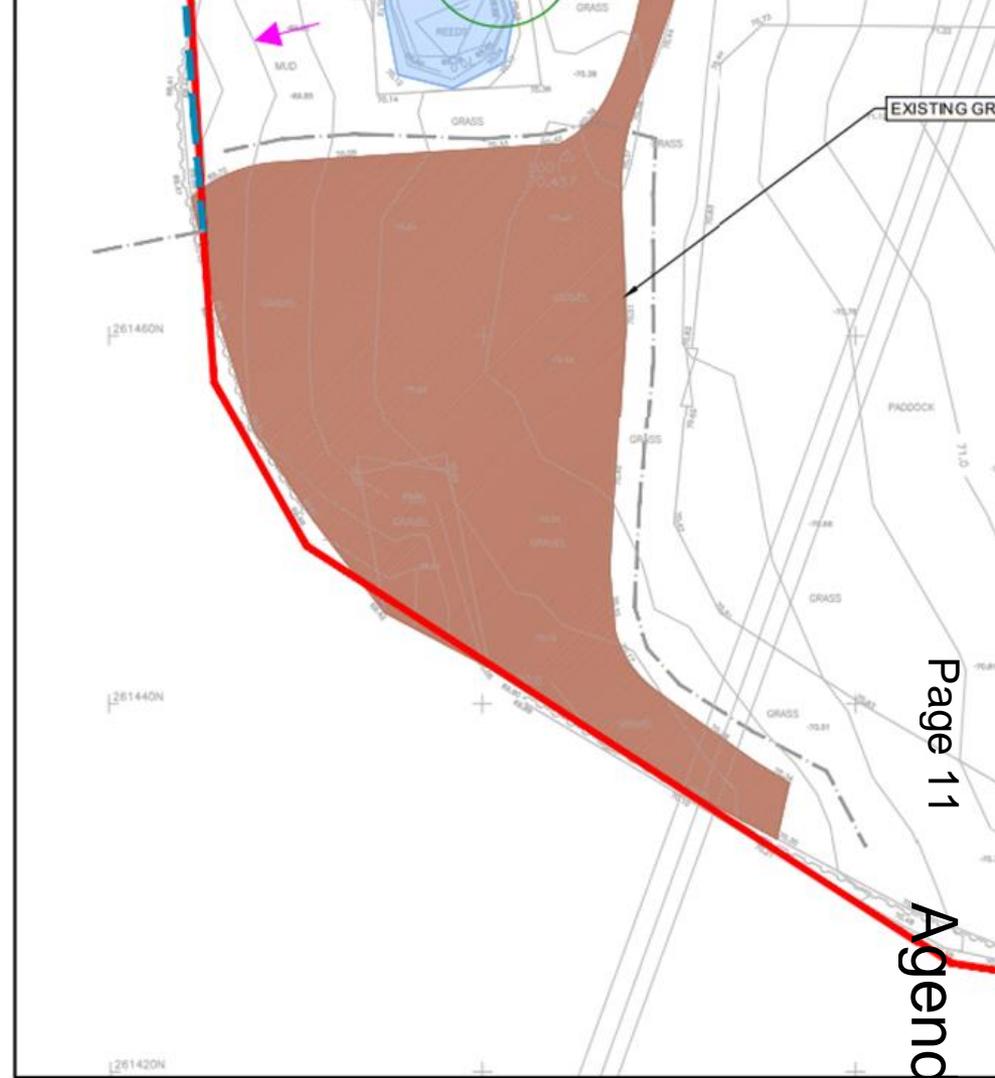
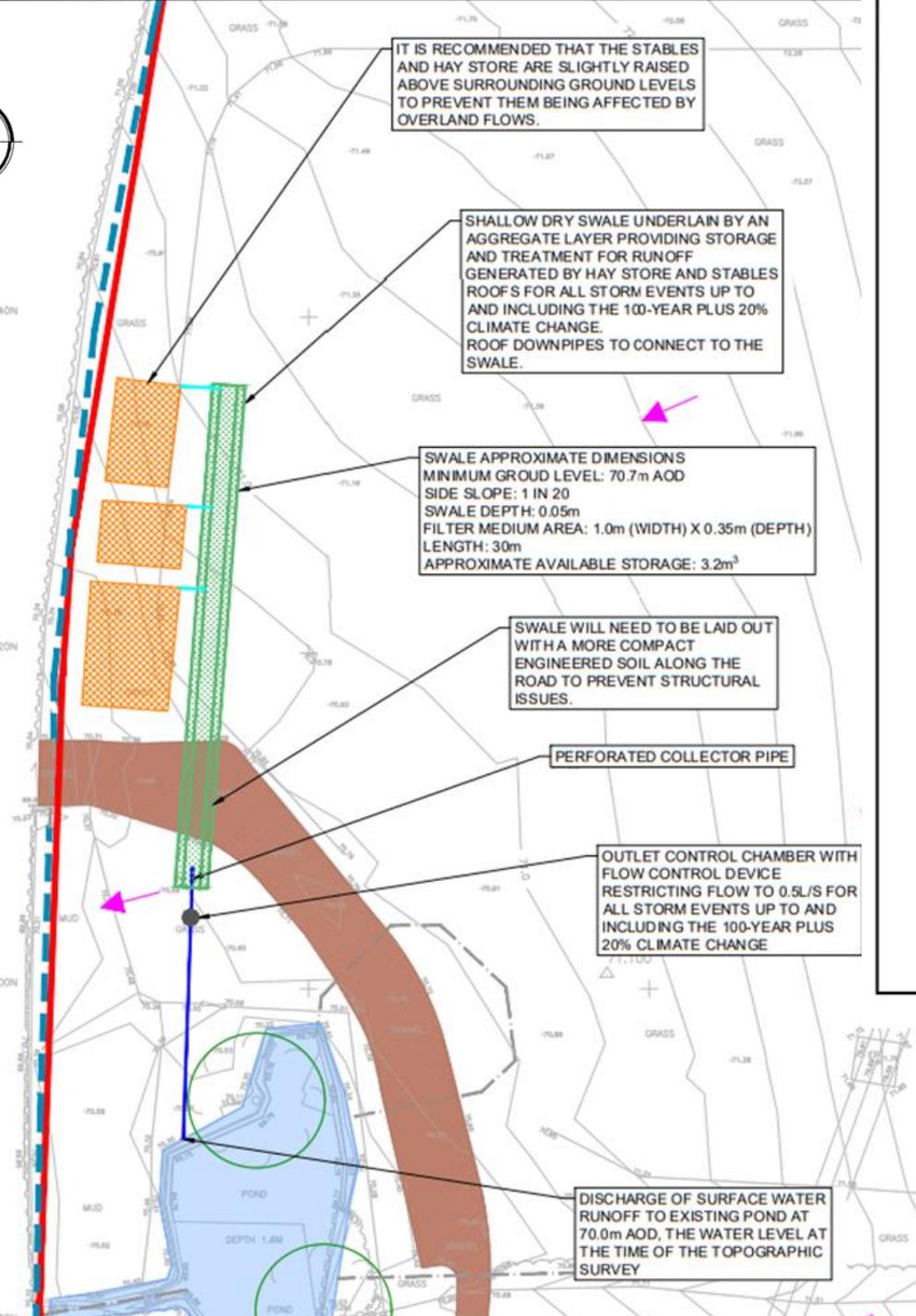
Hay Store



Proposed Mobile Hay Store - Plans & Elevations
Scale 1:100

Visibility Splays and Hedgerow Loss





Outline Surface Water Drainage Strategy



Photos



Hardstanding created in south west corner of field



PI. 2 (top) Composite photograph showing the recently altered gateway into the southern field from Berrow Hill Lane. Looking east/north-east.

PI. 3 (middle) Composite view showing the area of recently stripped and surfaced ground by the entrance of the southern field (looking north).

PI. 4 (below) Composite view of the surviving ridge and furrow earthworks in Soapy Close, the southern field. Looking east.

View from Droitwich Road looking north in 2019 before development



View looking south along Berrowhill Lane in 2019 before development



Southern field looking east



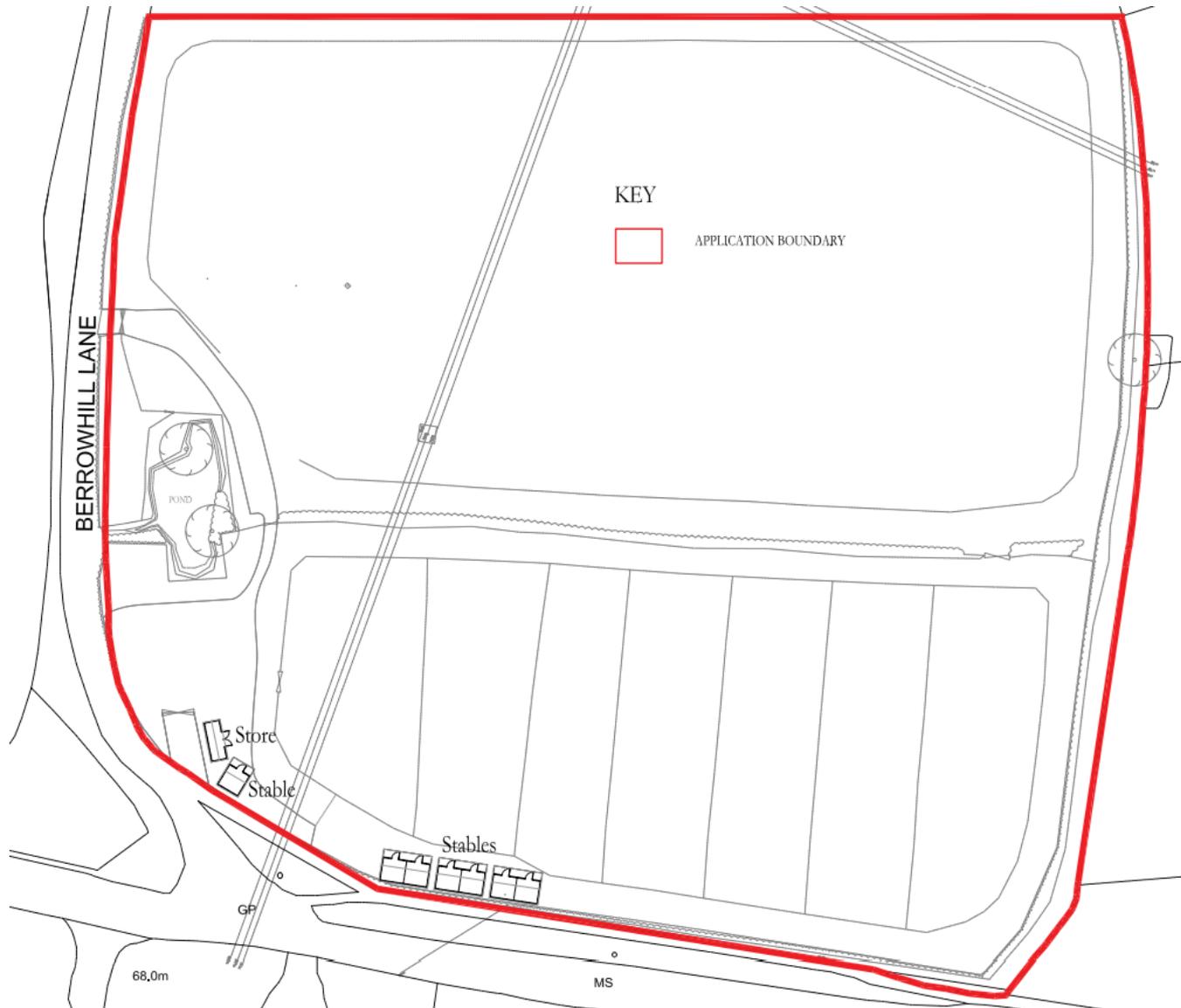
Northern field looking east



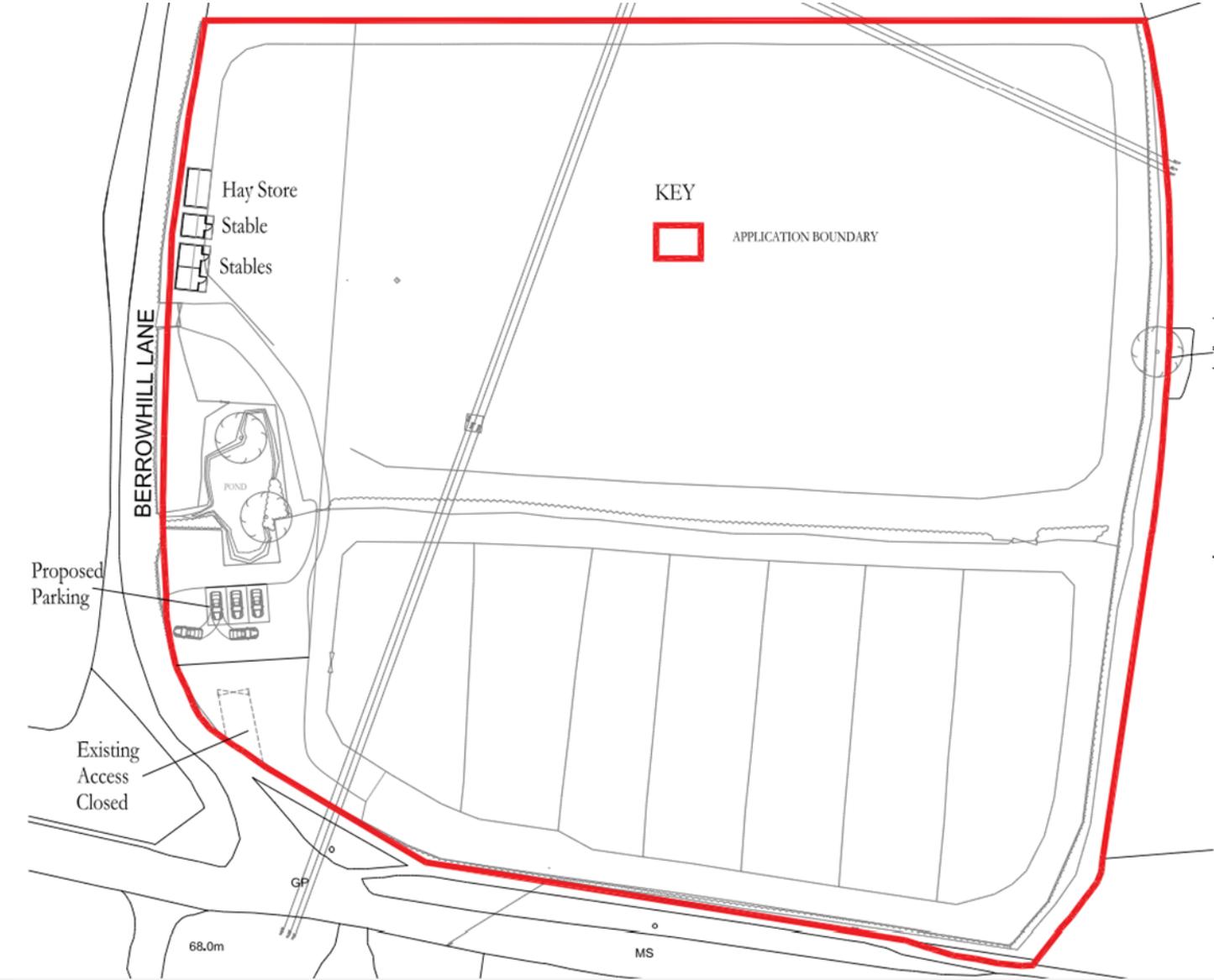
Northern Access looking west to Berrowhill Lane



Previous application 20/00194/FUL



Proposed



22/00003/FUL

Units 58 To 69 And 82 To 90

Heming Road, Redditch, B98 0EA

Alterations to roof parapets to accommodate the repair
/ replacement of existing flat roofs

Recommendation: GRANT subject to conditions

Site Location

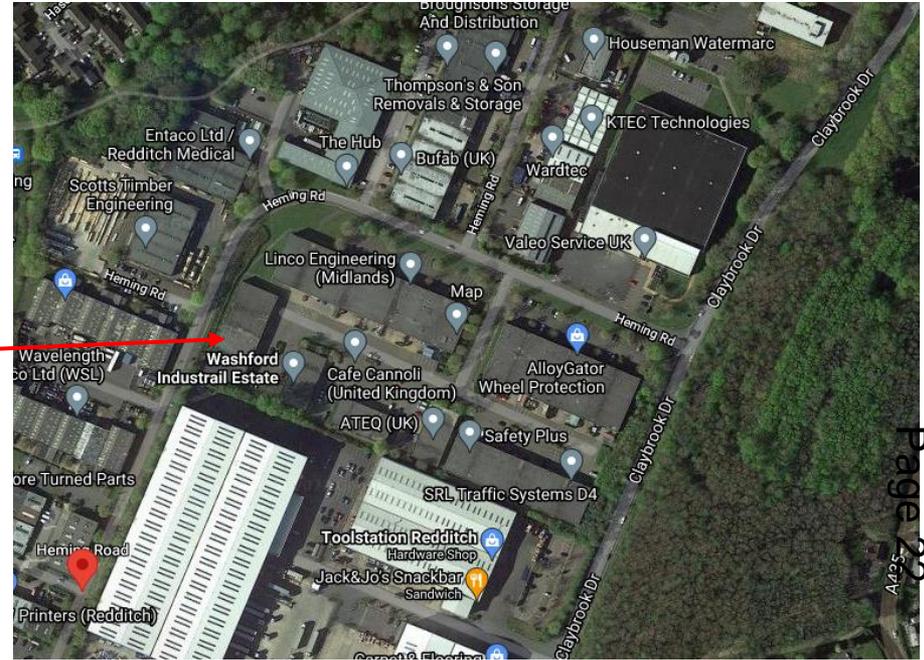
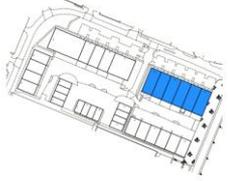


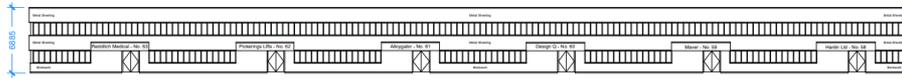
Photo from google (2009) looking at site from the North along Hemming Road

Existing and Proposed Elevations Units 58-63

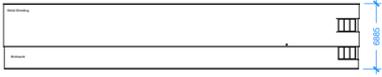


0 1 2 3 4 5m
Scale - 1:100

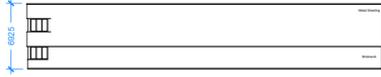
Existing



Front Elevation - Units 58-63



Left Hand Elevation - Units 58-63

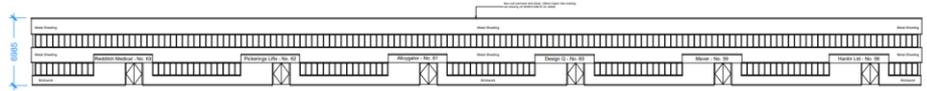


Right Hand Elevation - Units 58-63

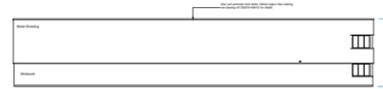


Rear Elevation - Units 58-63

Proposed



Front Elevation - Units 58-63



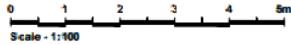
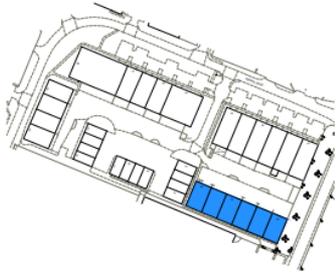
Left Hand Elevation - Units 58-63



Right Hand Elevation - Units 58-63



Existing and Proposed Elevations Units 64-69



Existing

Proposed



Front Elevation - Units 64-69



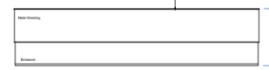
Front Elevation - Units 64-69



Right Hand Elevation - Units 64-69



Left Hand Elevation - Units 64-69



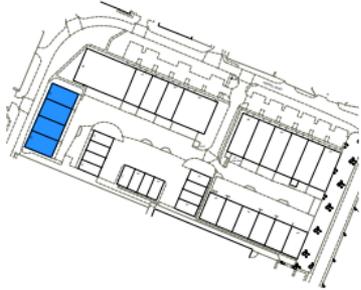
Right Hand Elevation - Units 64-69



Left Hand Elevation - Units 64-69

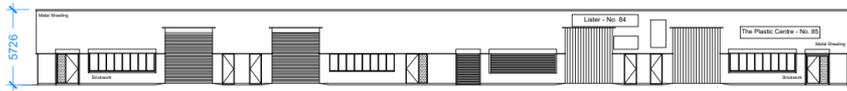


Existing and Proposed Elevations Units 82-85



0 1 2 3 4 5m
Scale - 1:100

Existing



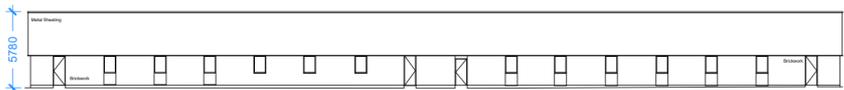
Front Elevation - Units 82-85



Left Hand Elevation - Units 82-85

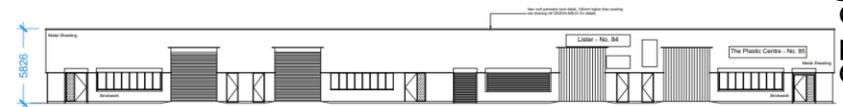


Right Hand Elevation - Units 82-85



Rear Elevation - Units 82-85

Proposed



Front Elevation - Units 82-85



Left Hand Elevation - Units 82-85

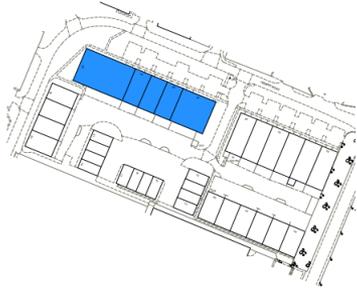


Right Hand Elevation - Units 82-85



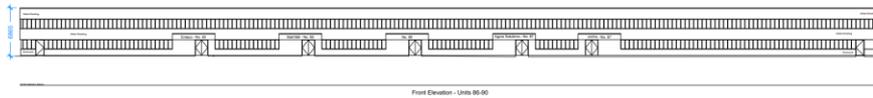
Rear Elevation - Units 82-85

Existing and Proposed Elevations Units 86-90



0 2 4 6 8 10m
Scale - 1:200

Existing



Front Elevation - Units 86-90



Left Hand Elevation - Units 86-90

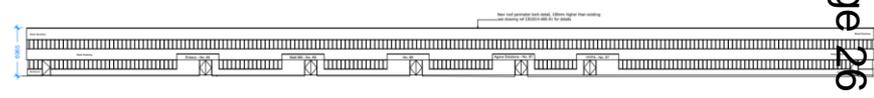


Right Hand Elevation - Units 86-90



Floor Elevation - Units 86-90

Proposed



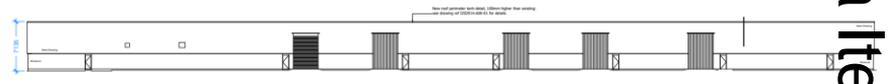
Front Elevation - Units 86-90



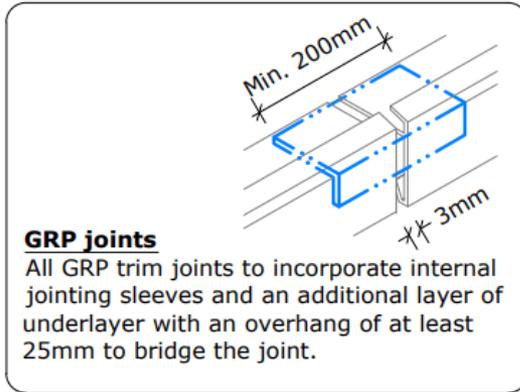
Left Hand Elevation - Units 86-90



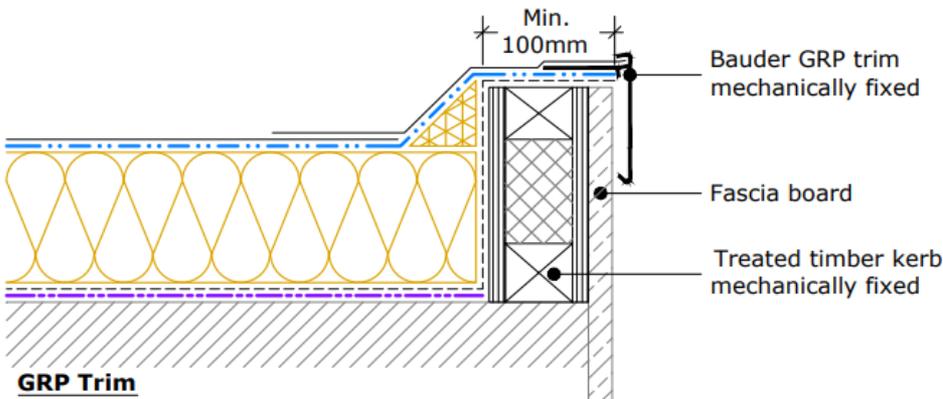
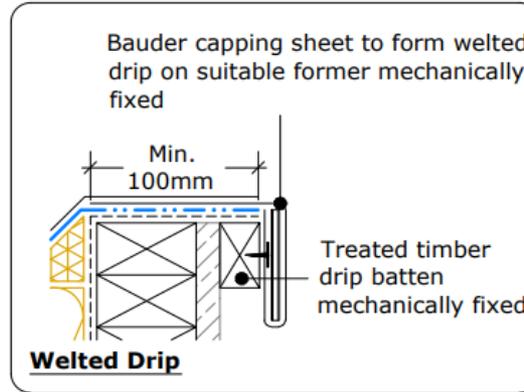
Right Hand Elevation - Units 86-90



Proposed Roof Kerb Detail



Alternative Details



- Key**
- Bauder Capping Sheet (For all Green Roof details use Bauder Root Resistant Cap Sheet)
 - - - Bauder Underlayer
 - ▨ Bauder Insulation
 - - - Bauder Vapour Control Layer (Use Bauder Self Adhered Vapour Control Layer on Combustible Substrates)
 - - - Bauder Random Nailed Layer used on TIMBER BOARDED DECKS ONLY
 - ▨ Deck / Substrate

Site Photos

Photo taken from google looking South from Hemming Road towards units 58-63 and Claybrook Drive



Photo taken from google looking east within courtyard area towards rear of unit 58-63 and front of units 64-69

Photo taken from google looking west within courtyard area towards rear of unit 86-90 and front of units 82- 85



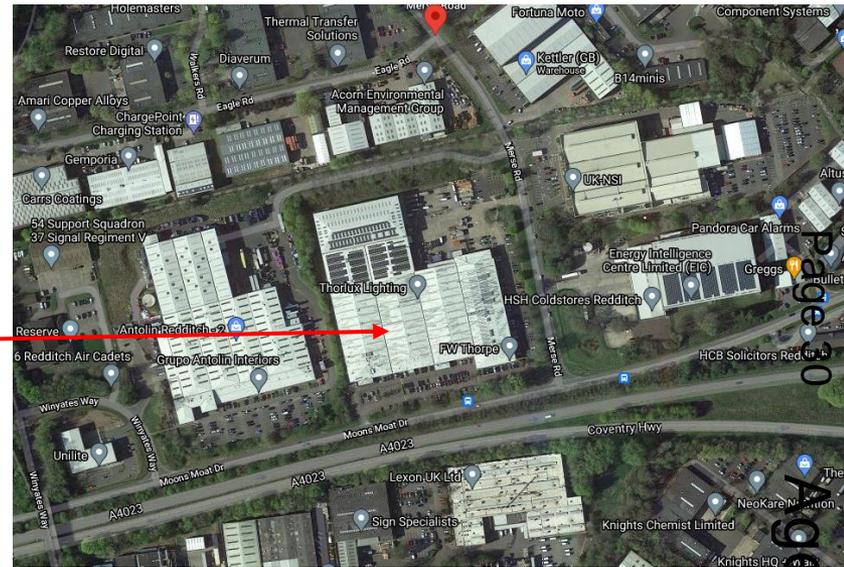
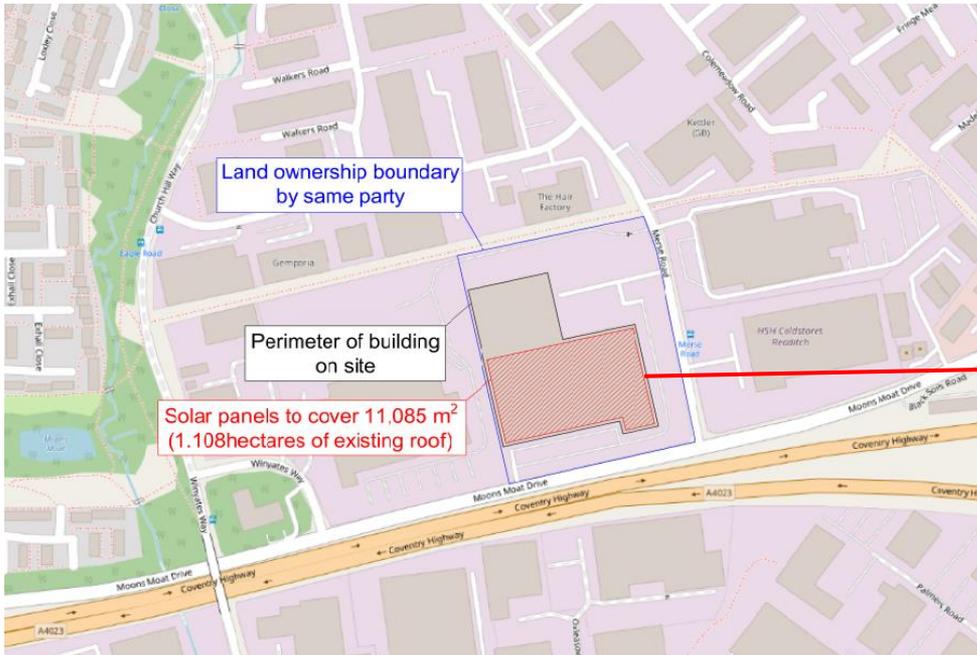
22/00027/FUL

Thorlux Lighting, Moons Moat North Industrial Estate
Merse Road, Redditch, B98 9HL

Installation of solar PV panels on the existing roof

Recommendation:
GRANT subject to conditions

Site Location



Site Photos



▲ Photo taking looking south along Merse Road towards site



▲ Photo taking looking west from Merse Road towards rear of site showing the existing solar panels on building



▲ Photo taking looking North towards site from Moons Moat Drive



Photo taking looking west towards site from junction of Merse Road and Moons Moat Drive ▼

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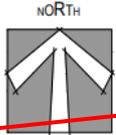
21/01810/PRIOR

Greenlands Business Centre, Studley Road
Redditch, B98 7HD

Installation of a Solar Photovoltaic System to existing
roof of the existing business centre - 100no Vertex S
MONOCRYSTALLINE MODULES

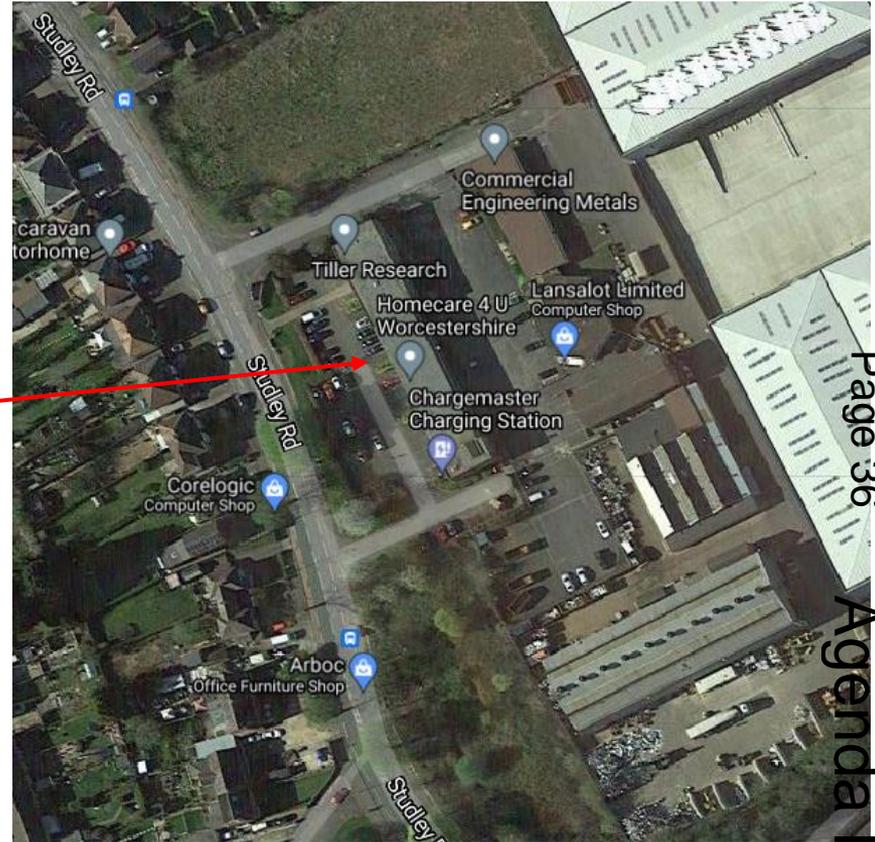
Recommendation:
Prior approval is not required.

Site Location



Ordnance Survey, (c) Crown Copyright 2021. All rights reserved. Licence number 100022432
LOCATION PLAN
1:1250

0m 20m 40m 60m



Proposed Plans

Vertex S
BACKSHEET MONOCRYSTALLINE MODULE

PRODUCT TYPE: MONO
PRODUCT RANGE: 660-100W

395W+ MAXIMUM POWER OUTPUT
0~+5W POSITIVE POWER TOLERANCE
20.5% MAXIMUM EFFICIENCY

Outstanding Visual Appearance

- Advanced anti-reflection coating
- Advanced cell design with dedicated cell backsheet treatment and anti-reflection surfaces
- Front cover that appears virtually as a distance

Smaller size, bigger power

- Small form factor: Sumitomo (huge amount of energy even installed space is up to 20%)
- 20% increase in efficiency with high density interconnection technology
- Advanced backsheet technology for better light trapping effect, lower series resistance and improved conversion efficiency
- Advanced cell backsheet with higher power per cell and efficiency
- Advanced performance with wider module temperature coefficient (-0.45%/°C) and operating temperature

Universal solution for residential and C&I rooftops

- Compatible for existing roof with maximum dimensions, dimensions and mounting systems
- Perfect for small and large scale, easy for handling, economy for transporting
- Dimensional tolerances are flexible for system deployment

High Reliability

- 10 year product warranty
- 10 year performance warranty with low degradation
- High resistant module with innovative non-destructive testing technology
- Advanced IP68 protection through front cover and backsheet material coating
- Maximum of performance up to 55°C for positive load and 40°C for negative load

Trina Solar's Backsheet Performance Warranty

Comprehensive Products and System Certifications

Trina Solar

Vertex S MONOCRYSTALLINE MODULE

EXPERIMENT OF PV MODULES

1. I-V CHARACTERISTICS OF PV MODULES

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FIXING DETAILS

PV PANEL SELECTED

TYPICAL FIXING ARRANGEMENT

Renusol

System datasheet FS10-S / FS18-S

General

System: Reduced Fixing System
 Components: Corner rails, rail anchors, locking protection mat, low post, high post, wind deflector, clamp
 System severity: 30 years
 Application areas: Flat roofs, industrial, agricultural and residential buildings
 Roof loading: Minimum, secondary, 3rd grade
 Roof type: max. 2° without additional measures

System properties

System selection: 20°
 Module tilt: 20° / 20°
 System weight approx.: 2.2 kg/m² (FS10-S) / 2.3 kg/m² (FS18-S) (plus ballast (3-point system))
 Design PV module number approx.: 9.9 kg/m² (FS10-S) / 10.3 kg/m² (FS18-S) (plus ballast (3-point system))
 Slope coefficient: 0.4~0.5 (to be determined and provided upon installation surface)
 Material: Aluminum, stainless steel, zinc galvanized steel, metal sheet, color powder
 Dimensioning reference: 0.4 m
 Shading angle: 12° to 13.2°

PV Modules

Type: Suitable for standard 60 and 72 cells. Approval for panel center clamping to be confirmed.
 Dimension width: 1070 (60) / 1320 (72) mm / 1070 (60) / 1320 (72) mm
 Orientation: Horizontal landscape

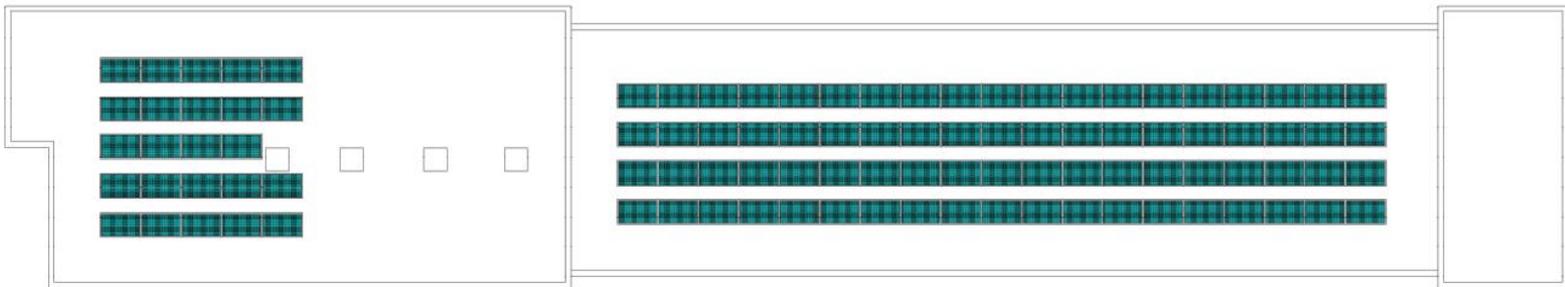
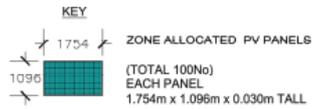
Certifications

Global code: Determined in wind tunnel tests by Burenhoop Consult GmbH

Services

Support and ballast plan: Provided by Renusol

System	Ground rail Ø	Inter-row spacing approx. [mm]	Shading angle
FS10-S	Ø60x60	1400	12.5°
FS18-S	Ø60x60	1700	12.5°
FS18-S	Ø60x60	1800	13.2°
FS18-S	Ø60x60	1900	14.2°



Site Photos

