

Site Plans and Presentations Pack



Planning Committee

Wed 16 Feb
2022
7.00 pm

Council Chamber
Town Hall
Redditch

REDDITCH BOROUGH COUNCIL

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a
difference*

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)
Julian Grubb (Vice-Chair)
Imran Altaf
Karen Ashley
Tom Baker-Price

Aled Evans
Andrew Fry
Gemma Monaco
Timothy Pearman

- 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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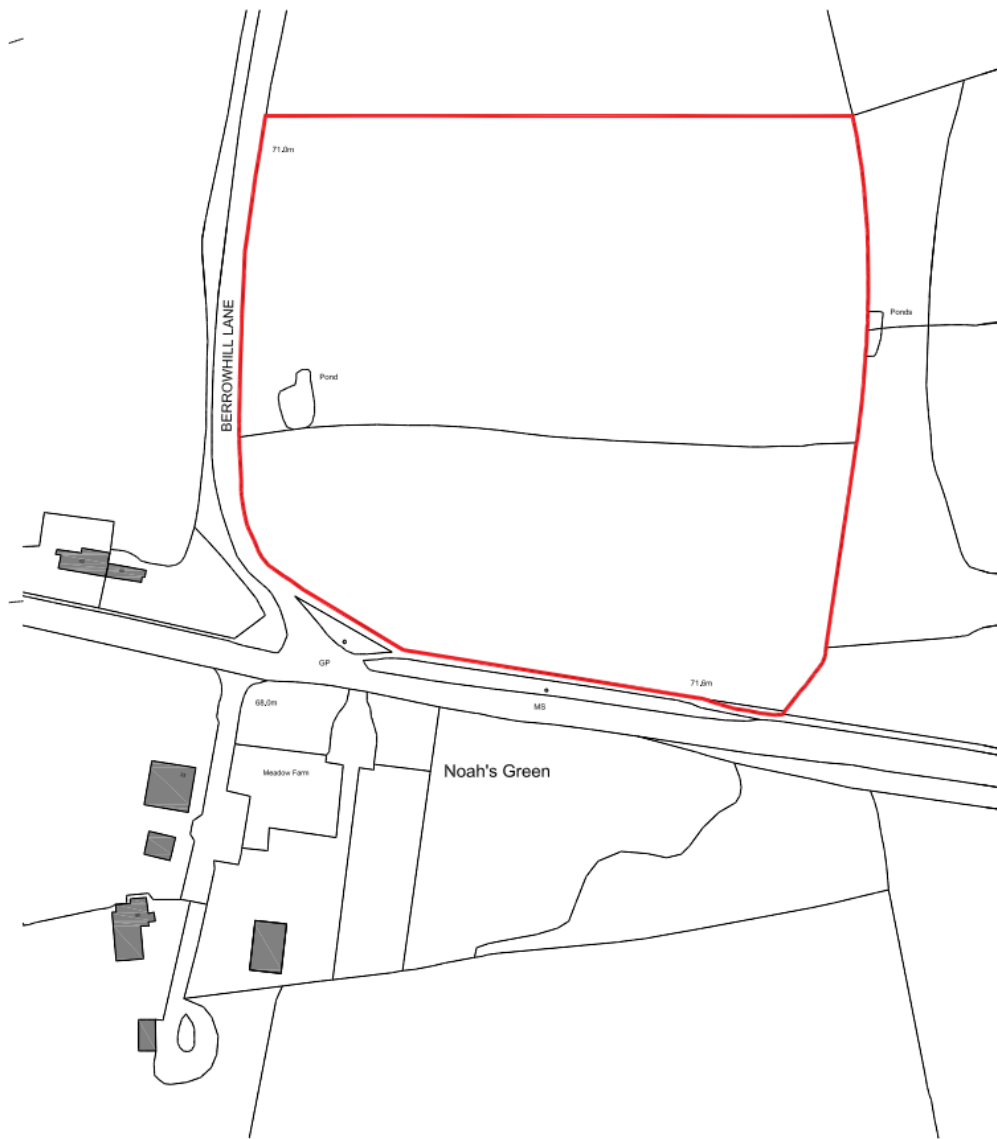
21/00249/FUL

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

Site Location

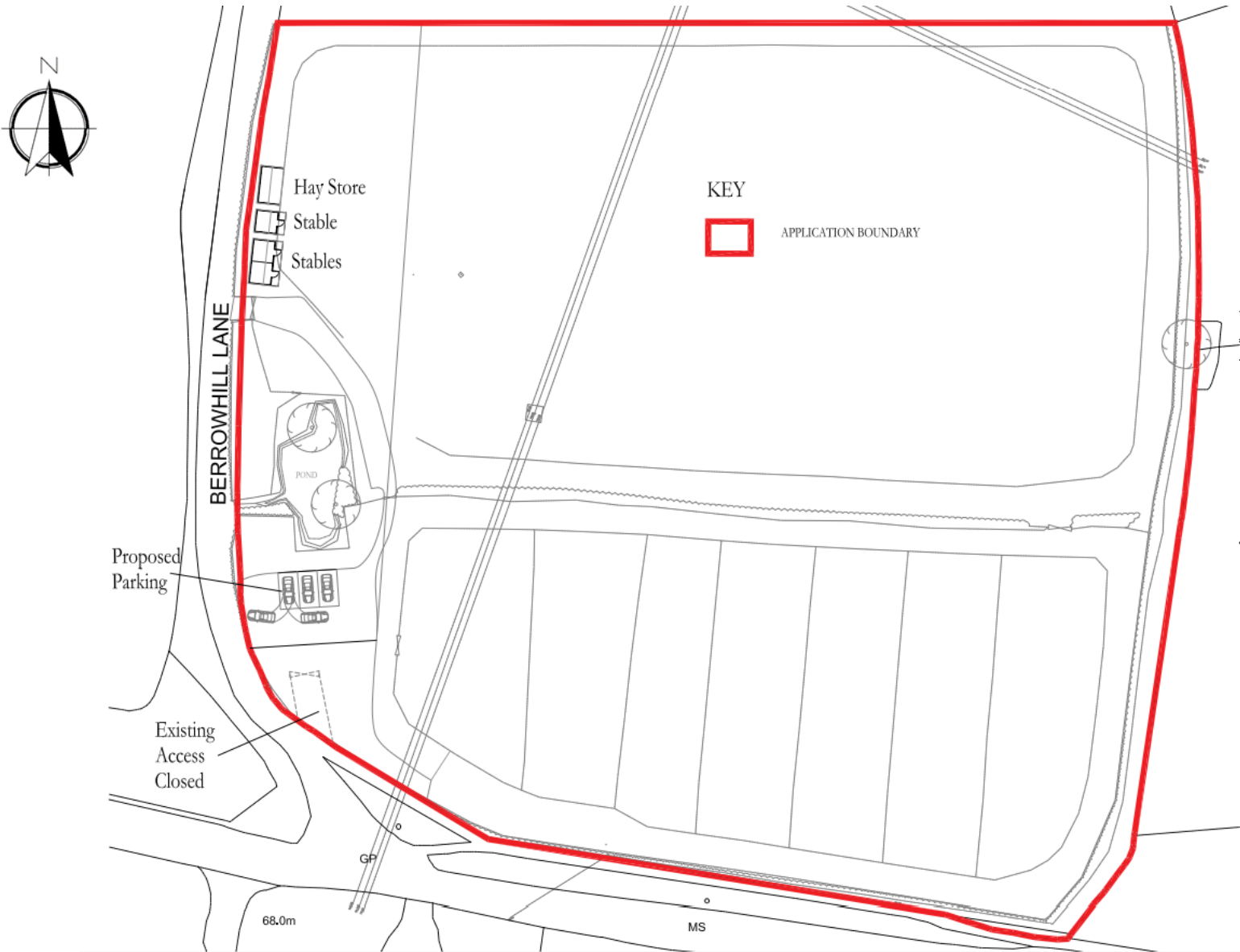


Site Location Plan
Scale 1:1250

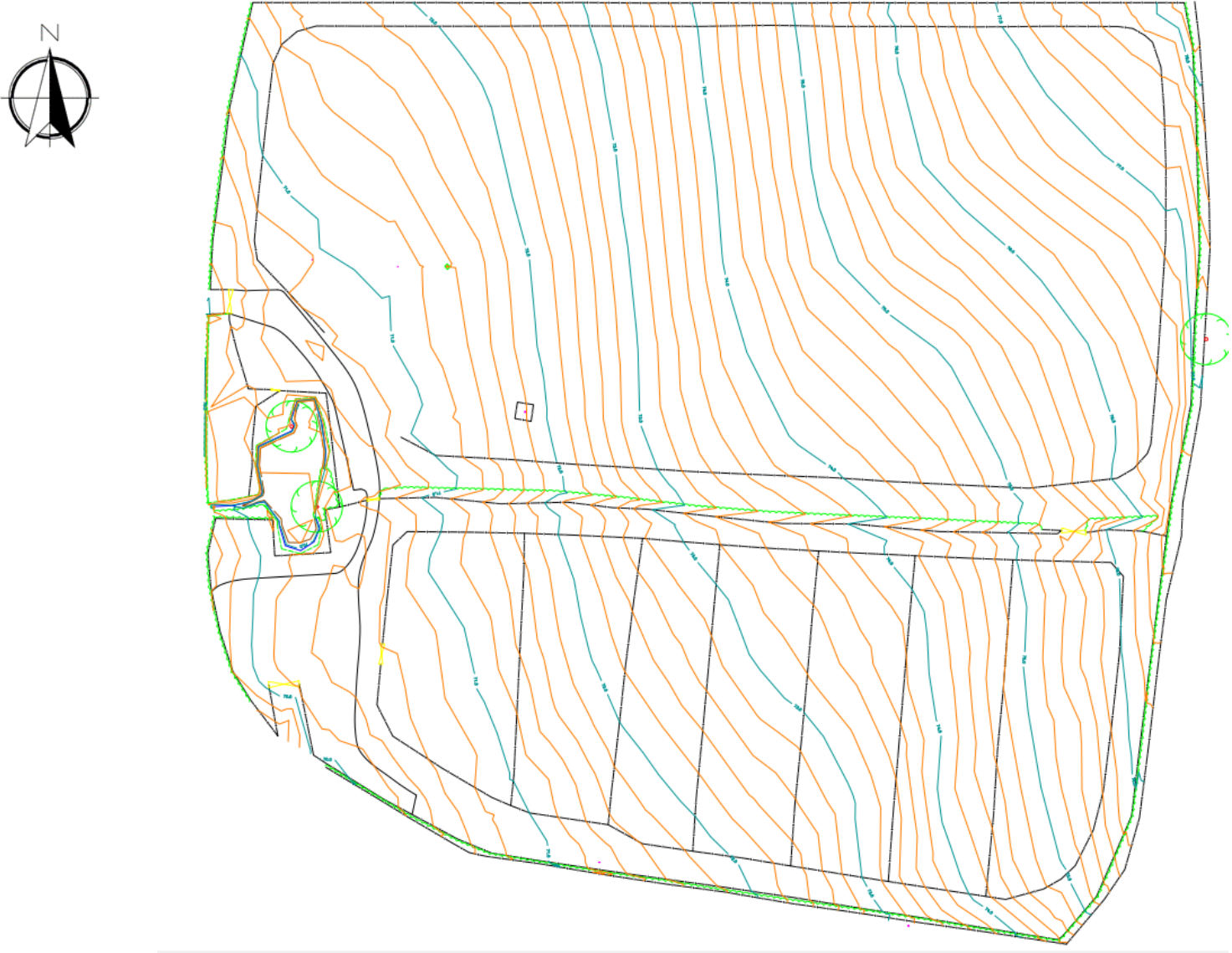
Aerial Photograph



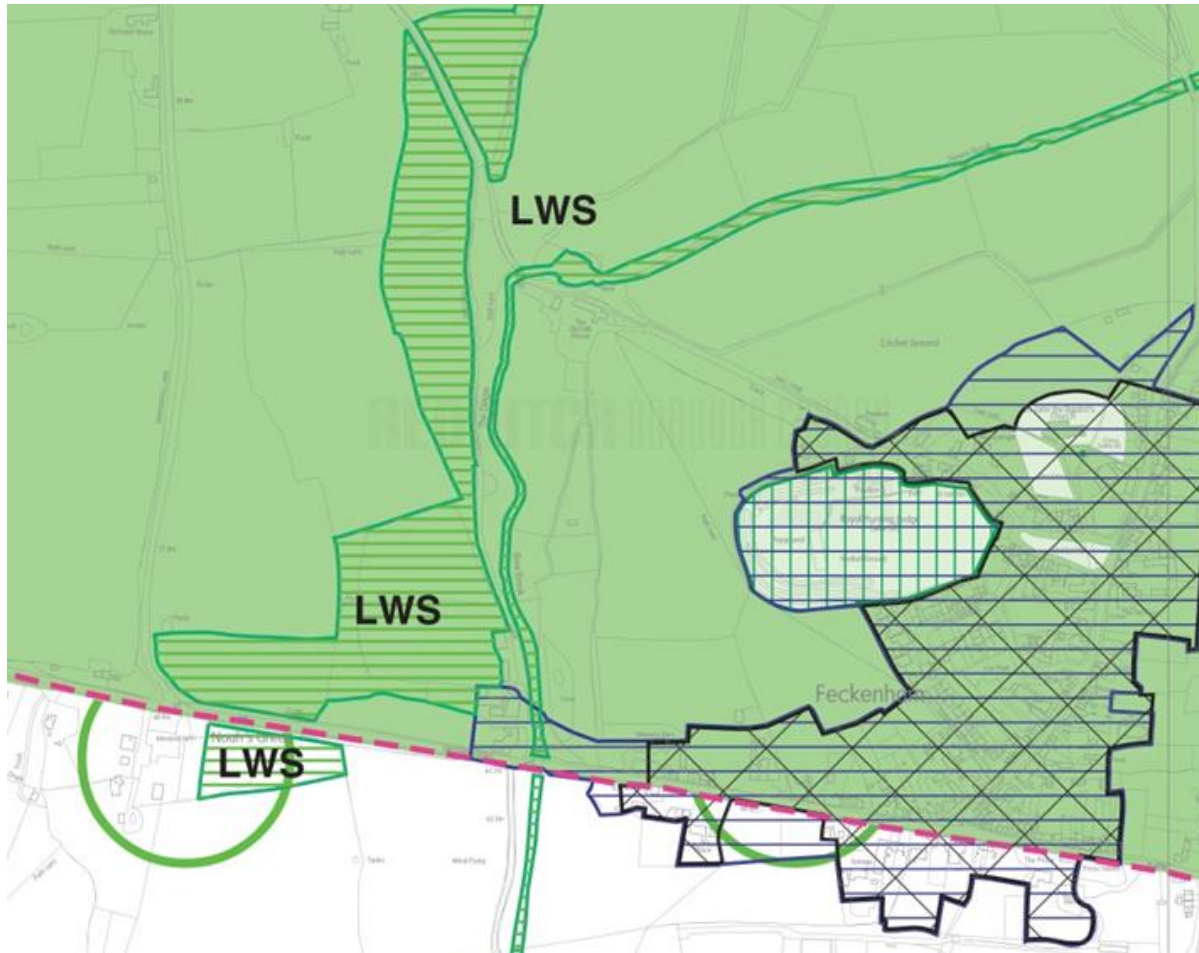
Block Plan









Site Contours

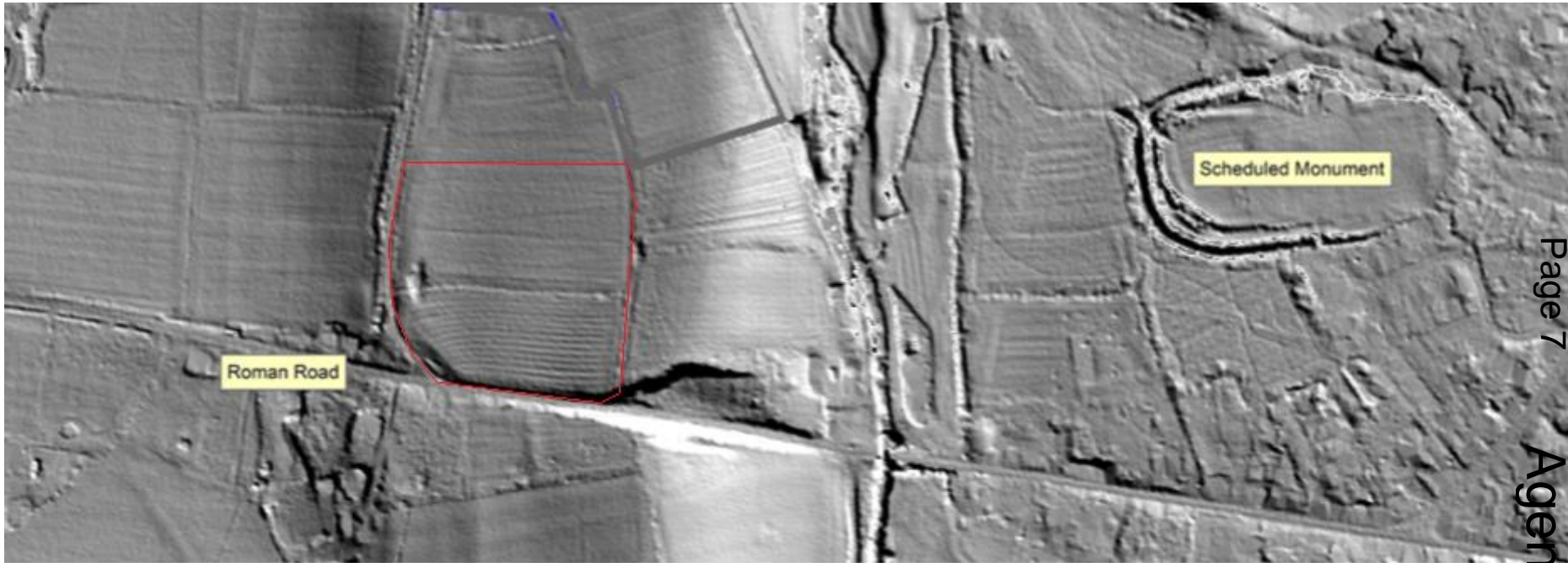


Planning Policy Land Designation

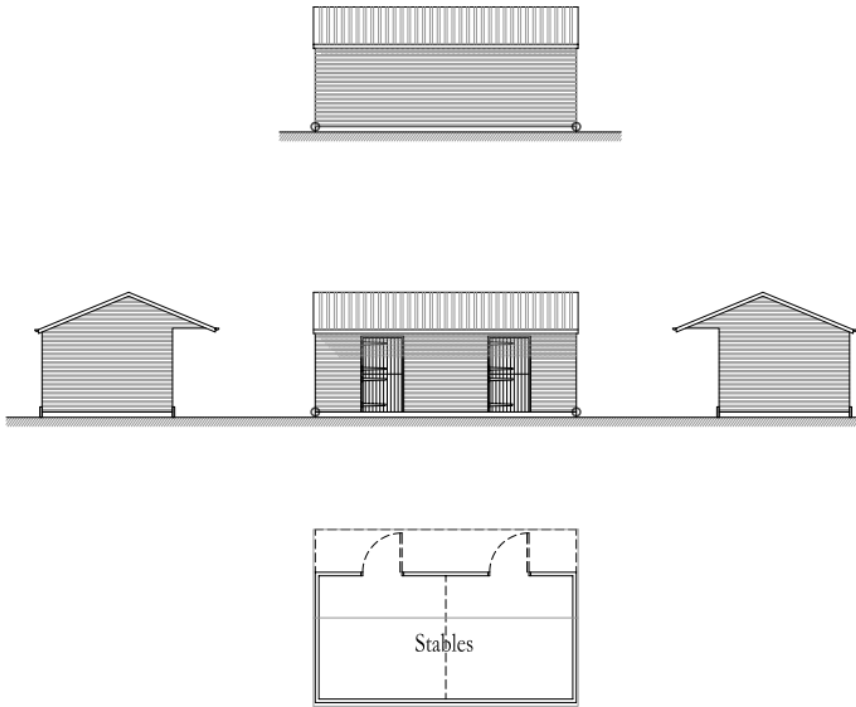


-  Village Settlement
([Policy 2 Settlement Hierarchy](#))
-  Green Belt
([Policy 8 Green Belt](#))
-  Open Countryside
([Policy 9 Open Countryside](#))
-  Designated Conservation Area ([Policy 36 Historic Environment](#) and [Policy 38 Conservation Areas](#))
-  Scheduled Monuments
([Policy 36 Historic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

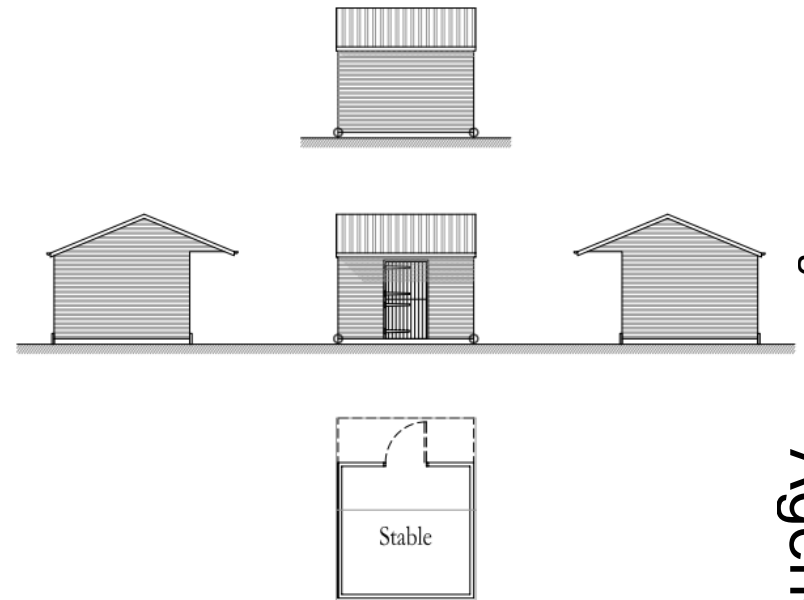
LIDAR SURVEY (2011)



Stables

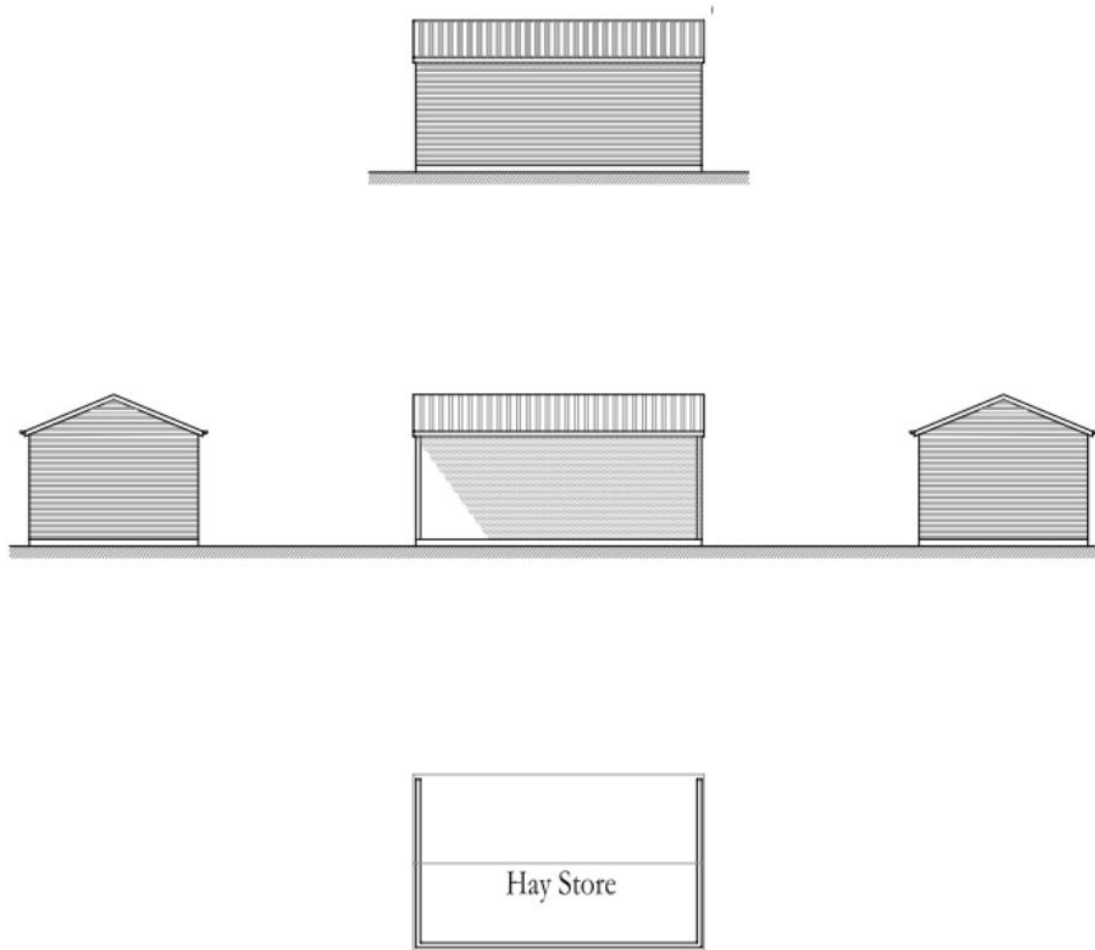


Proposed Double Mobile Stable Blocks - Plans & Elevations
Scale 1:100



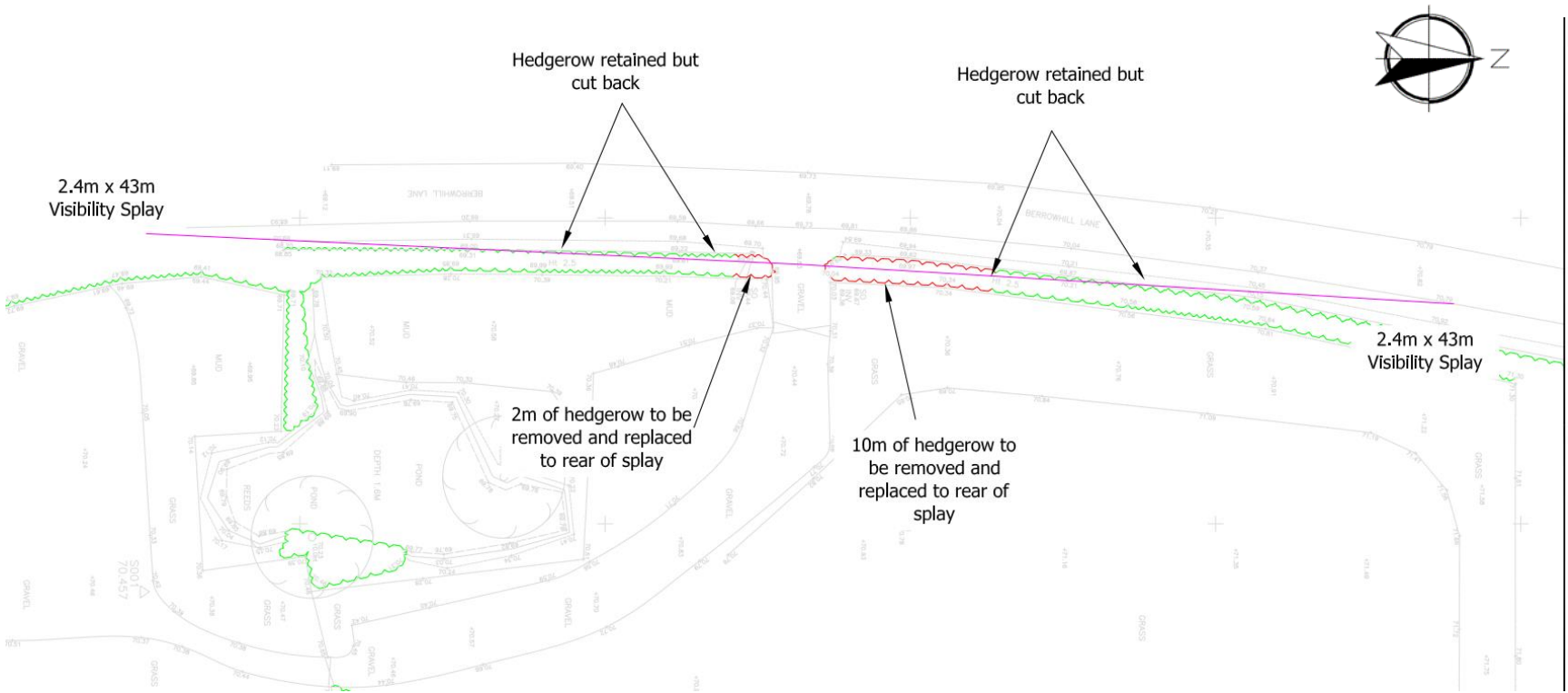
Proposed Single Mobile Stable - Plans & Elevations
Scale 1:100

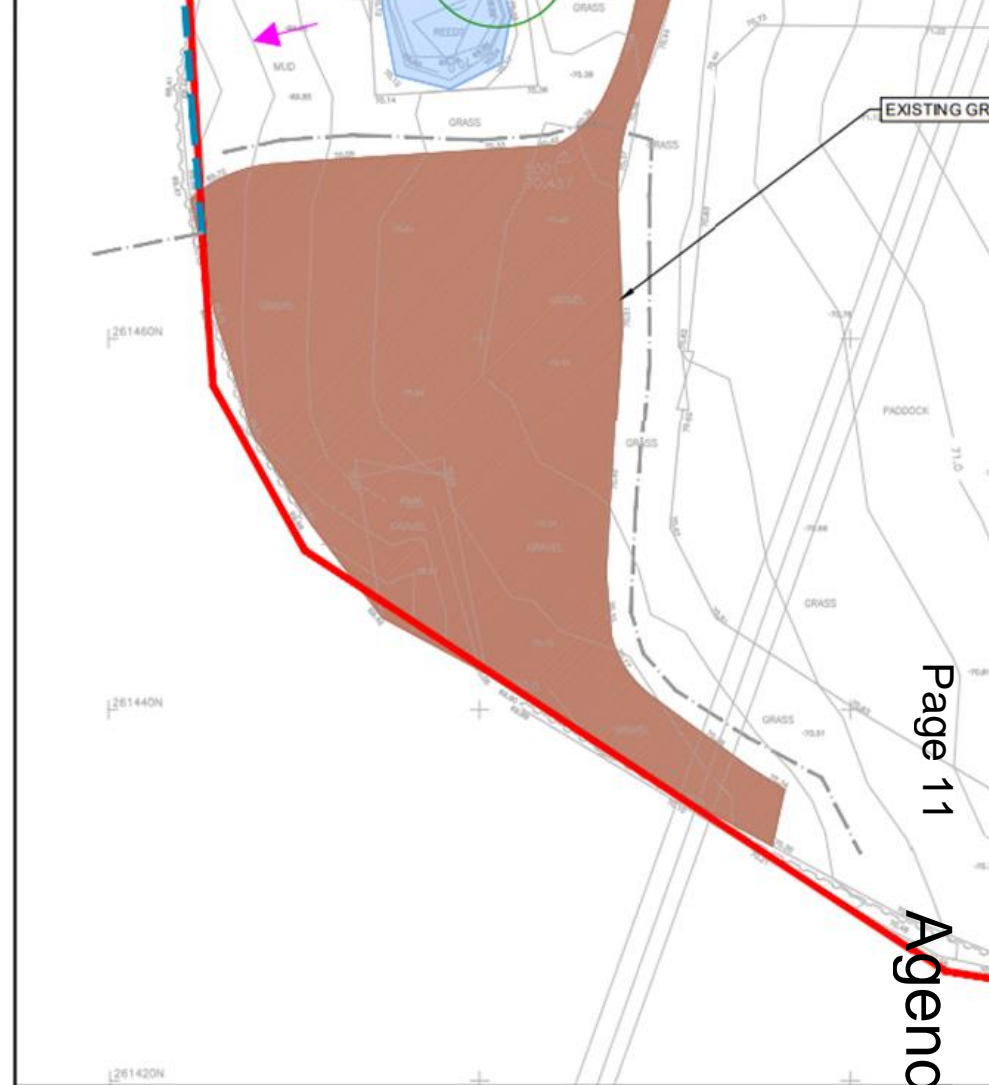
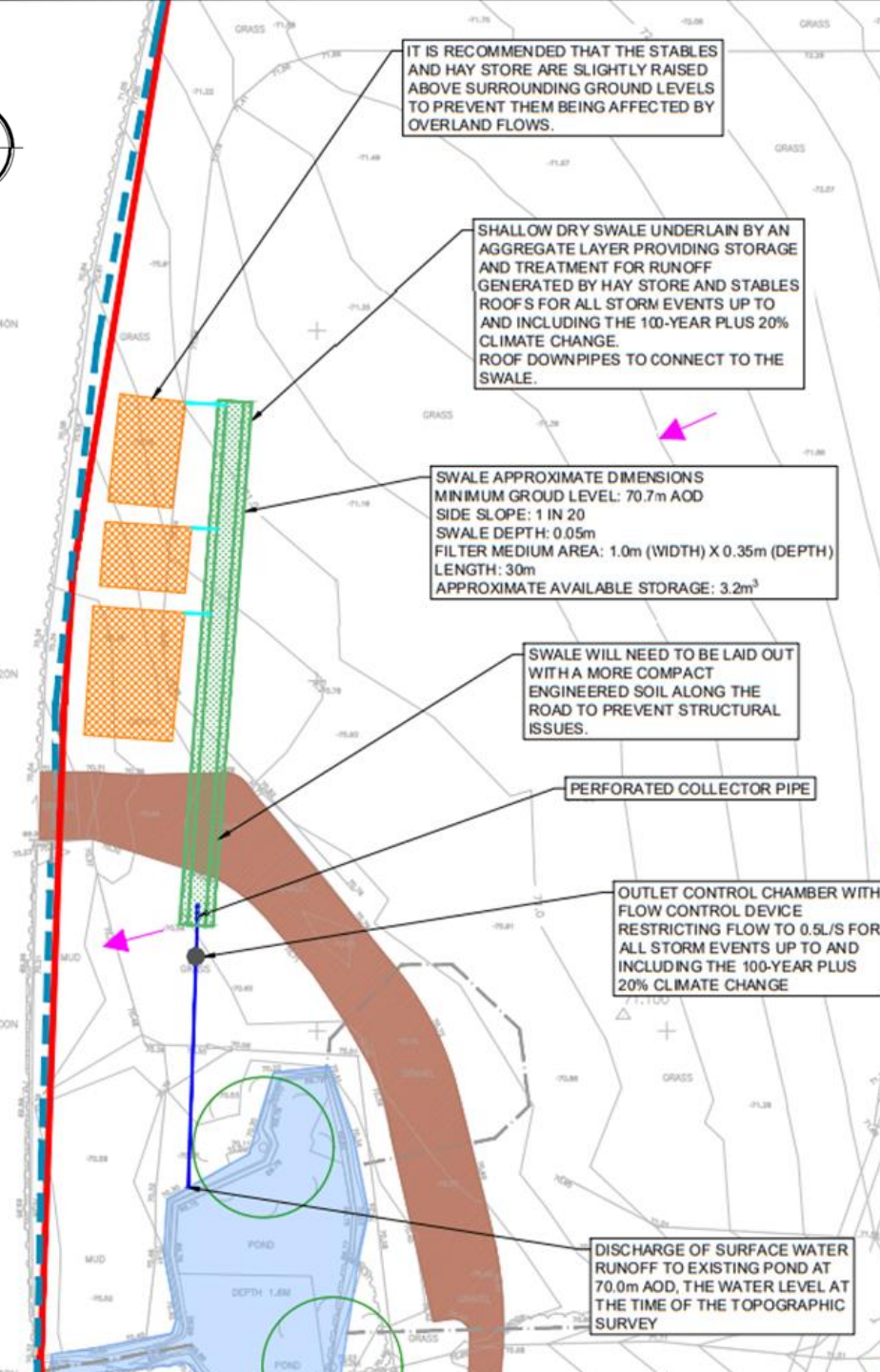
Hay Store



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

Visibility Splays and Hedgerow Loss

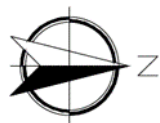




Outline Surface Water Drainage Strategy



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



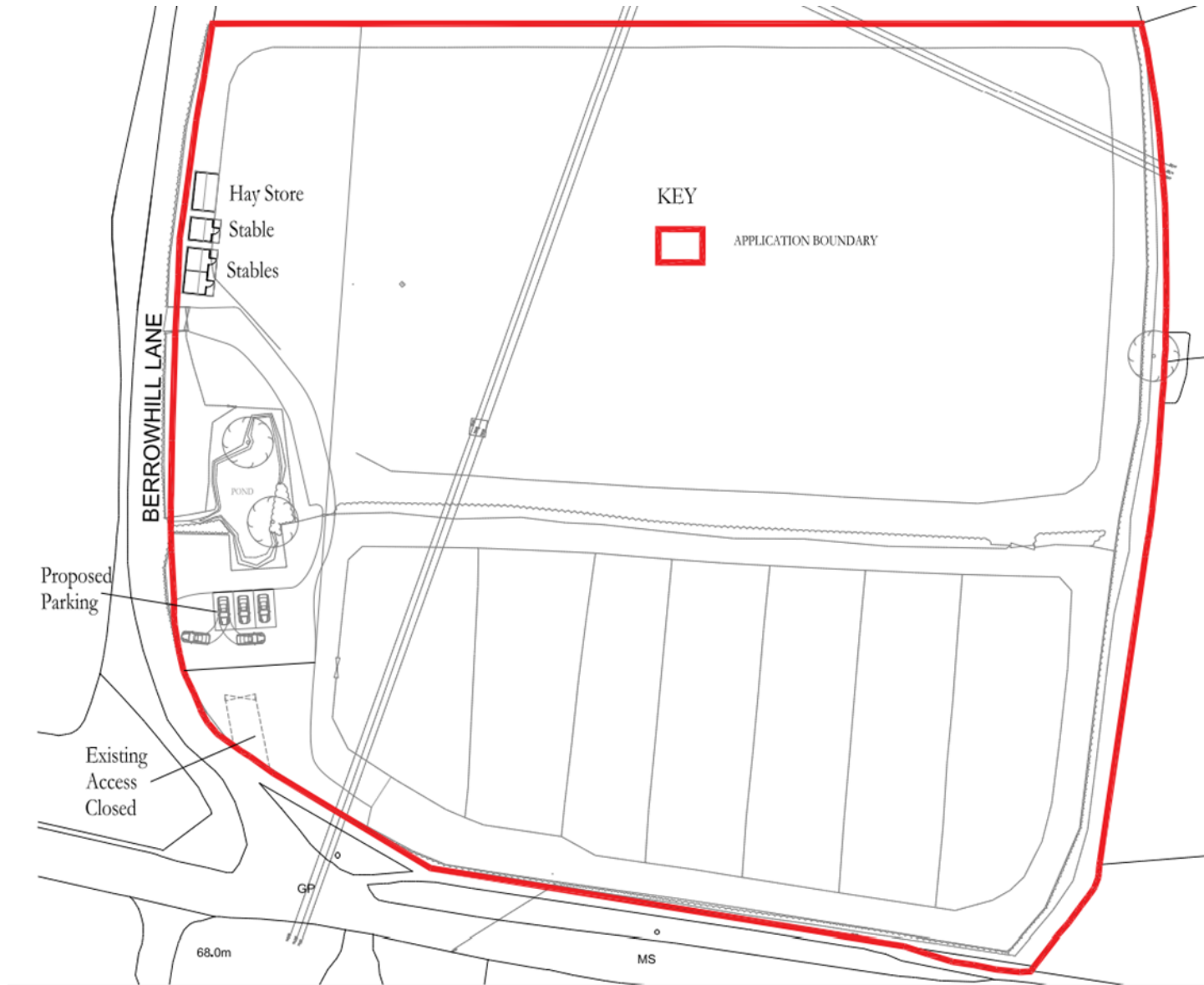
Northern Access looking west to Berrowhill Lane



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

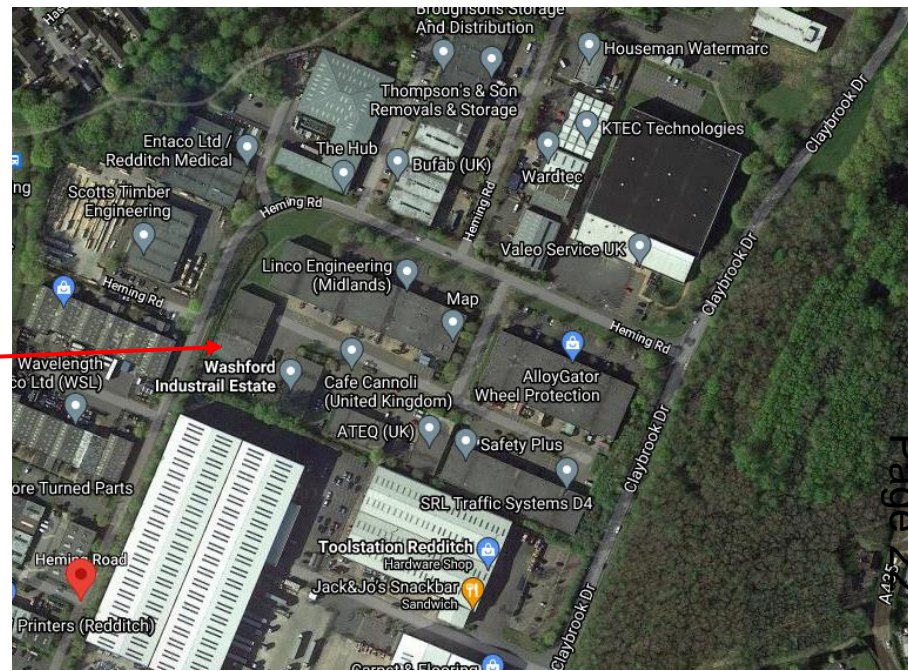
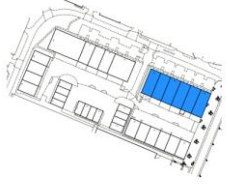


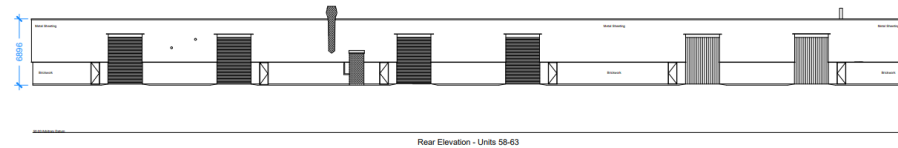
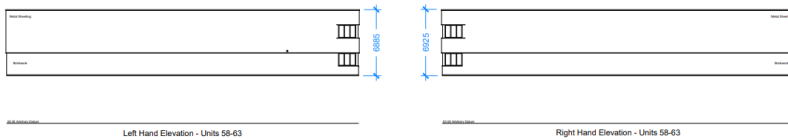
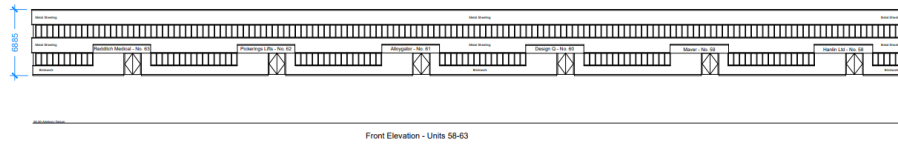
Photo from google (2009) looking at site from the North along Hemming Road

Existing and Proposed Elevations Units 58-63

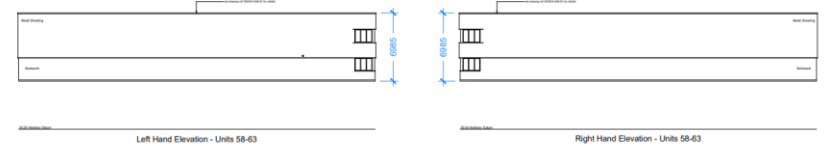
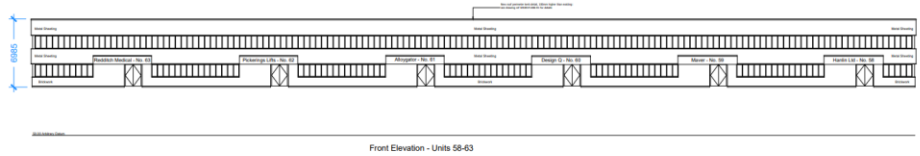


0 1 2 3 4 5m
Scale - 1:100

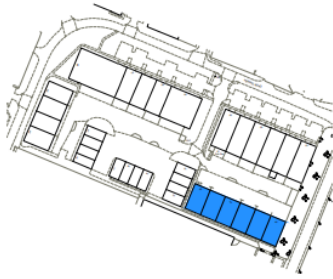
Existing



Proposed



Existing and Proposed Elevations Units 64-69

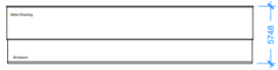


0 1 2 3 4 5m
Scale - 1:100

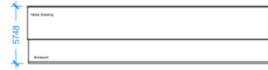
Existing



Front Elevation - Units 64-69



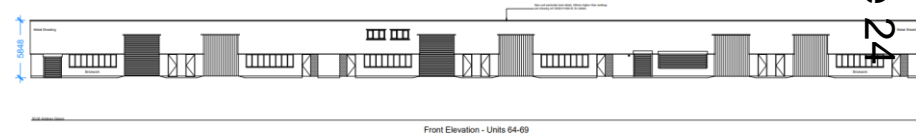
Right Hand Elevation - Units 64-69



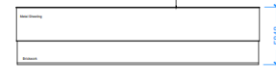
Left Hand Elevation - Units 64-69



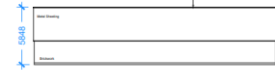
Proposed



Front Elevation - Units 64-69



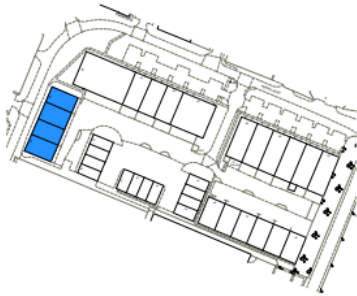
Right Hand Elevation - Units 64-69



Left Hand Elevation - Units 64-69

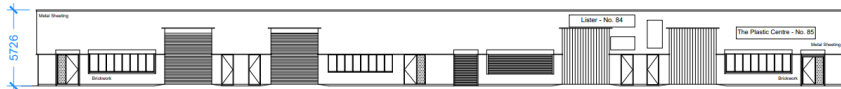


Existing and Proposed Elevations Units 82-85



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

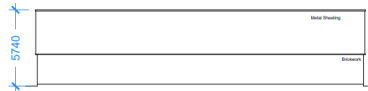
Existing



Front Elevation - Units 82-85



Left Hand Elevation - Units 82-85

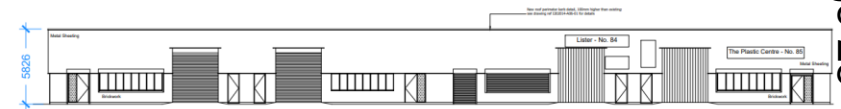


Right Hand Elevation - Units 82-85



Rear Elevation - Units 82-85

Proposed



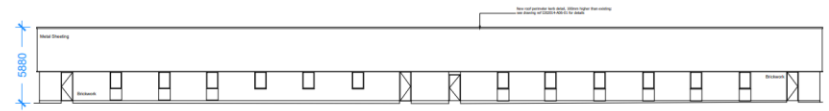
Front Elevation - Units 82-85



Left Hand Elevation - Units 82-85

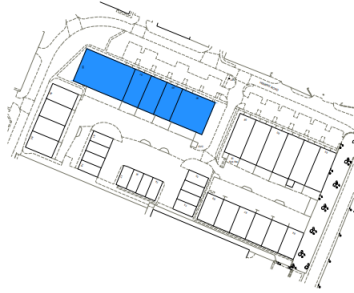


Right Hand Elevation - Units 82-85



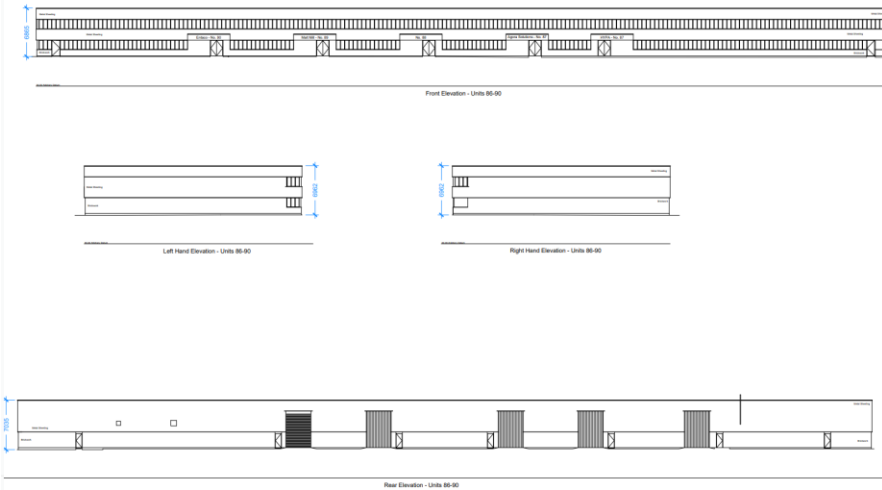
Rear Elevation - Units 82-85

Existing and Proposed Elevations Units 86-90

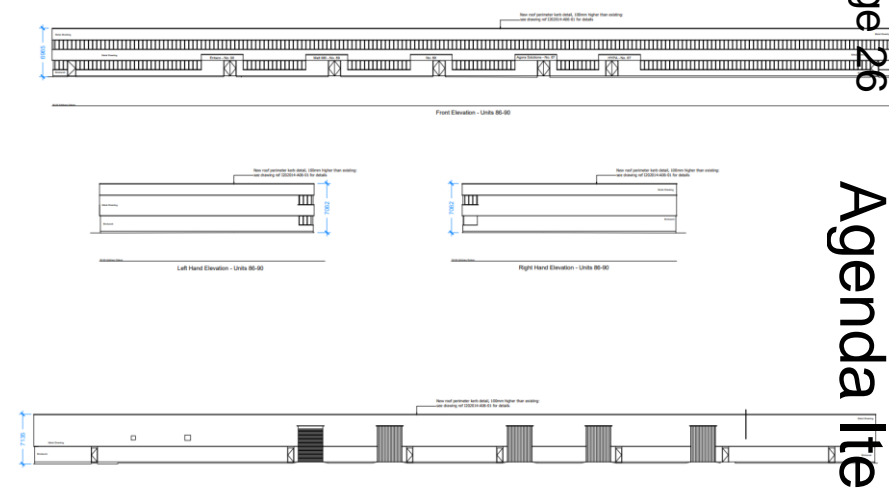


0 2 4 6 8 10m
Scale - 1:200

Existing

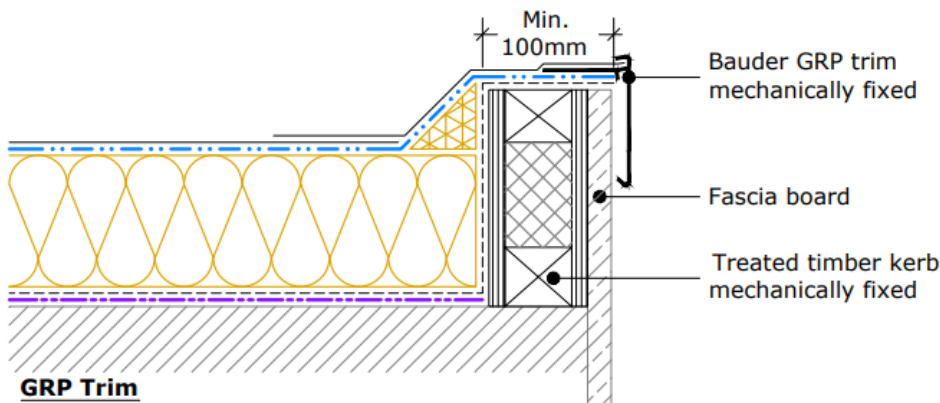
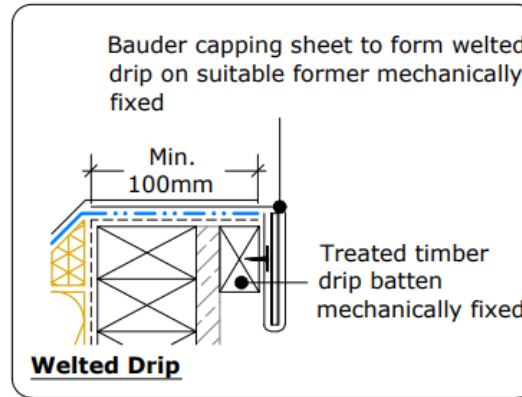
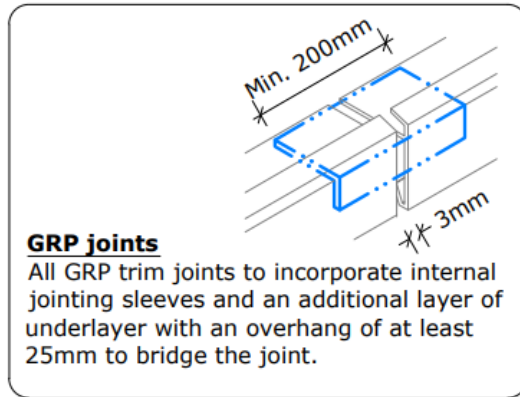


Proposed



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



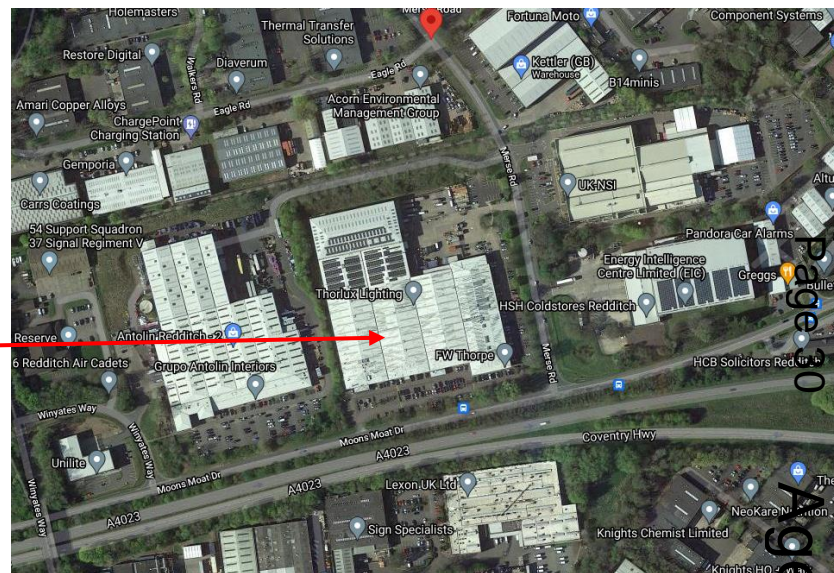
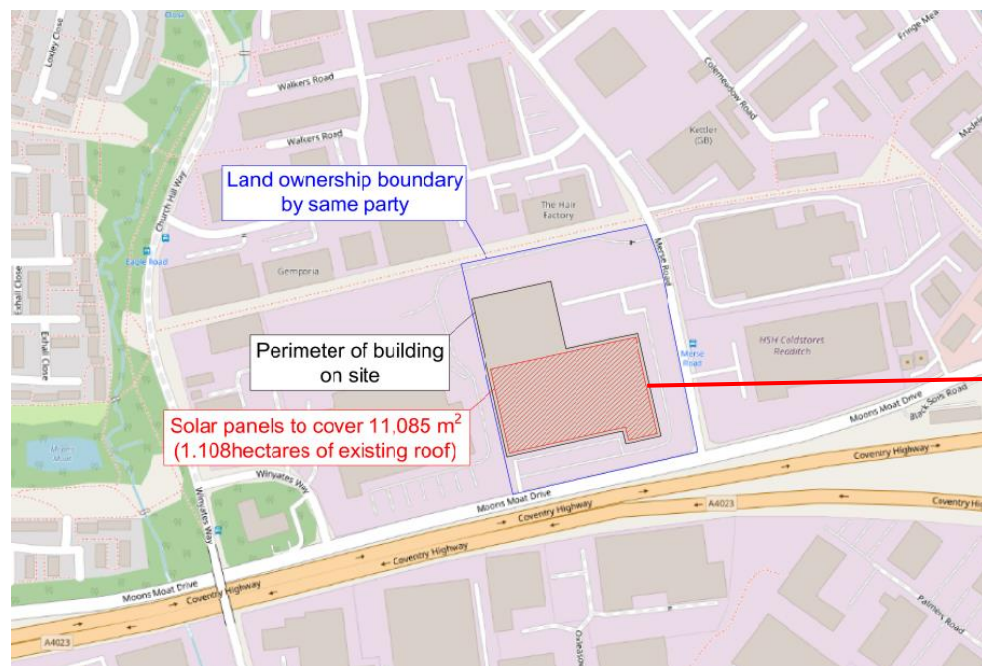
22/00027/FUL

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

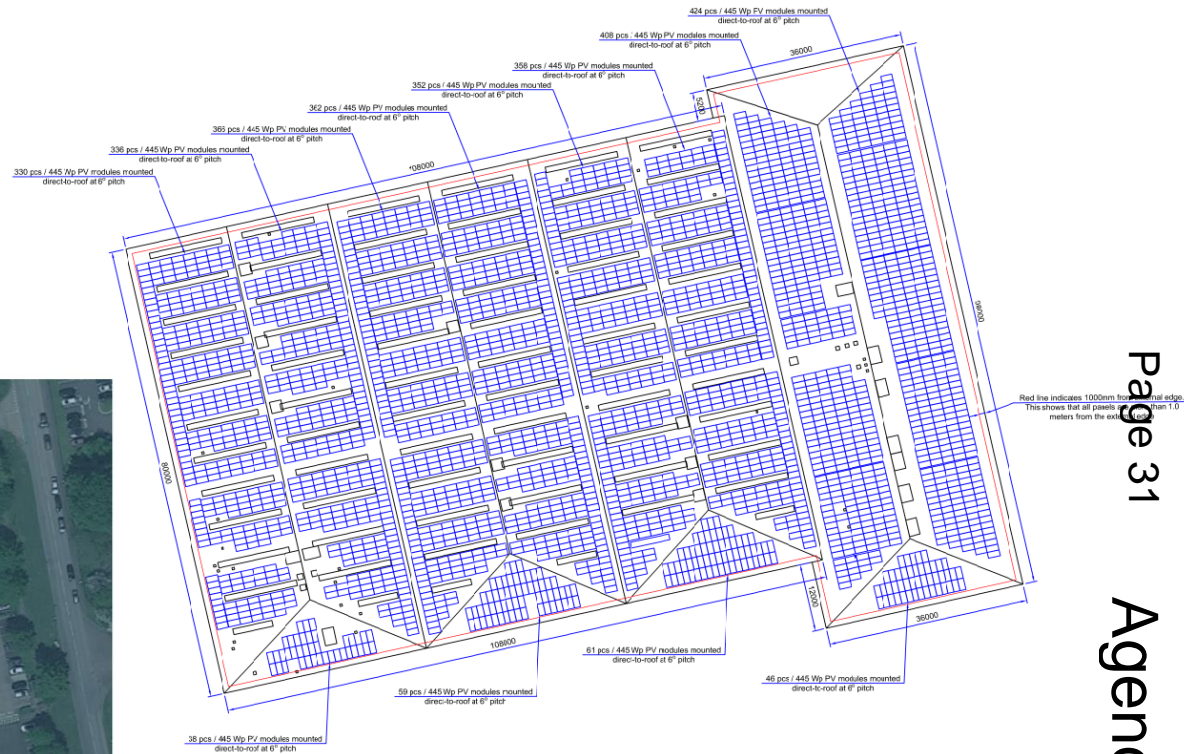
Installation of solar PV panels on the existing roof

Recommendation:
GRANT subject to conditions

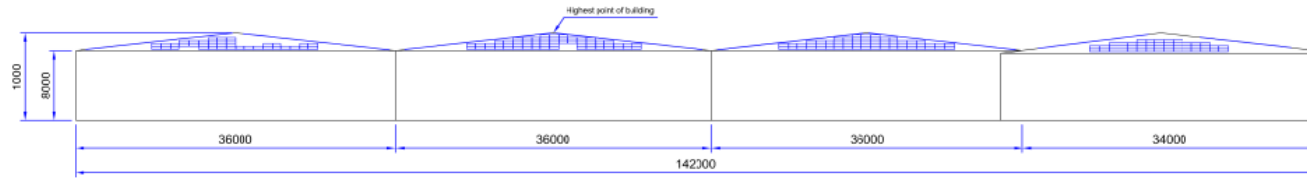
Site Location



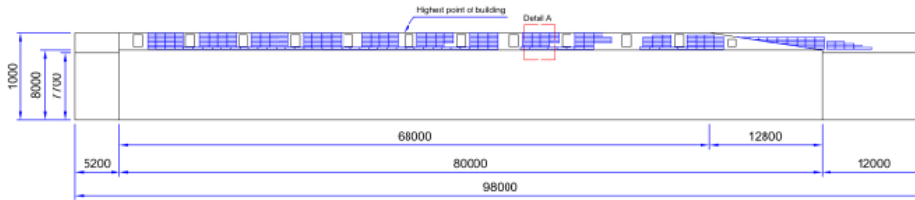
Proposed Site Plan



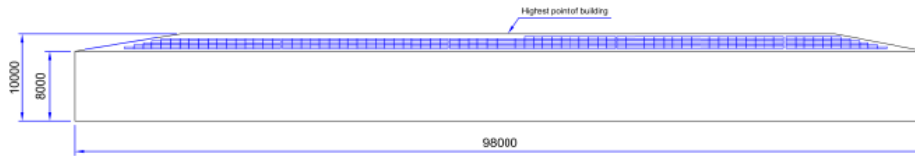
Proposed Elevations



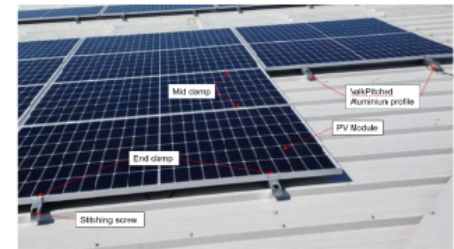
South - East elevation - scale 1:300@A2
View from Moons Moat Dr



South - West elevation - scale 1:300@A2



North - East elevation - scale 1:300@A2
View from Merse Rd



ValkPitched example - not to scale

Hi-MO 4m

LR4-72HPH
430~460M

- Suitable for ground power plants and distributed projects
- Advanced module technology delivers superior module efficiency
- Excellent module power generation performance
- High module quality ensures long-term reliability



Complete System and Product Certifications

CE, TUV, IEC, ISO, etc.

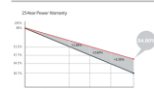
LONGI

Hi-MO 4m

LR4-72HPH 430~460M

21.2% 0~+5W +2% 0.55% HALF-CELL Lower operating temperature

Additional Value



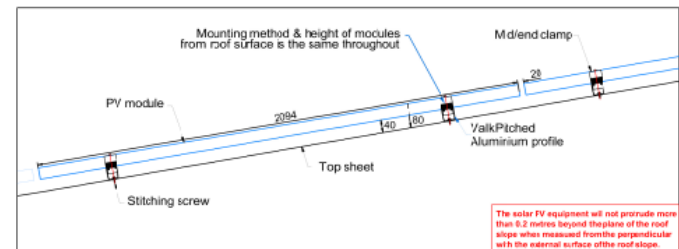
Parameter	Value
Module Efficiency	21.2%
Power Output	0~+5W
Temperature Coefficient	+2%
Operating Temperature	0.55%

Electrical Characteristics	430~460M
Module Power (P _{max})	430~460W
Module Voltage (V _{oc})	40.5~42.5V
Module Current (I _{sc})	10.5~11.5A
Module Power Factor	0.99
Module Efficiency	21.2%

Operating Parameters	Value
Module Temperature	45~55°C
Module Humidity	95~98%
Module Wind Speed	12~15m/s
Module Snow Load	2.0kN/m²

Mechanical Loading	Value
Module Weight	25kg
Module Strength	2.5kN
Module Stiffness	2.5kN/m

LONGI



DETAIL A - scale 1:10 @A2

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

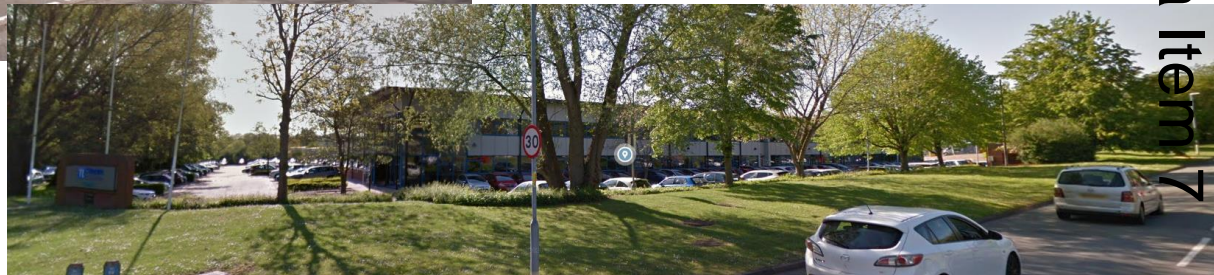


Photo taking looking west towards site from junction of Merse Road and Moons Moat Drive ▼

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21/01810/PRIOR

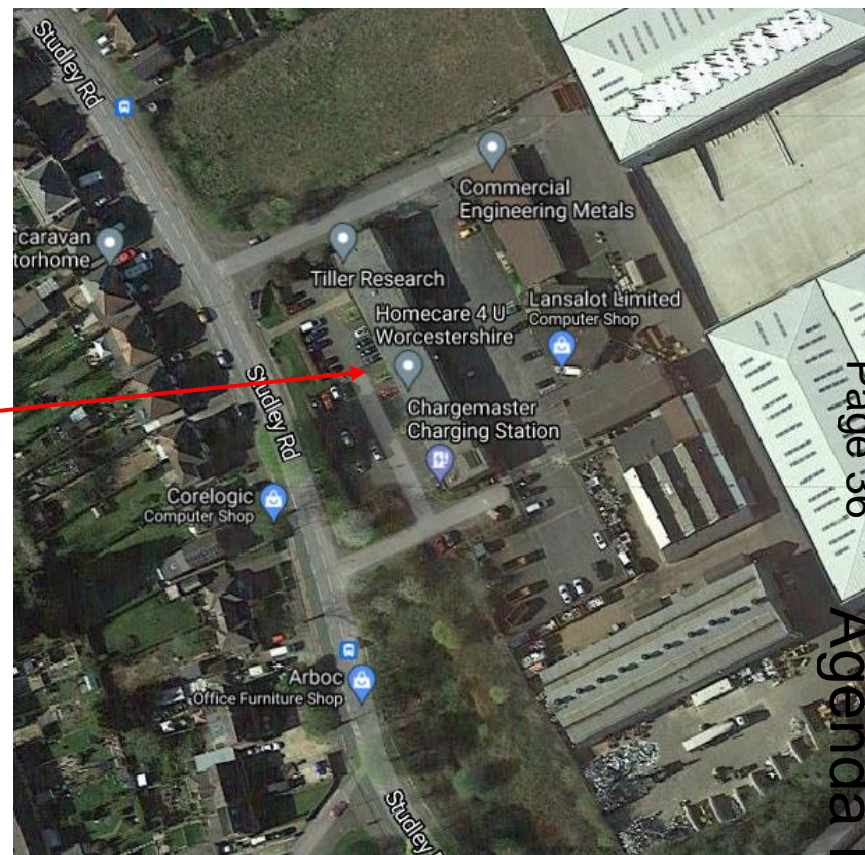
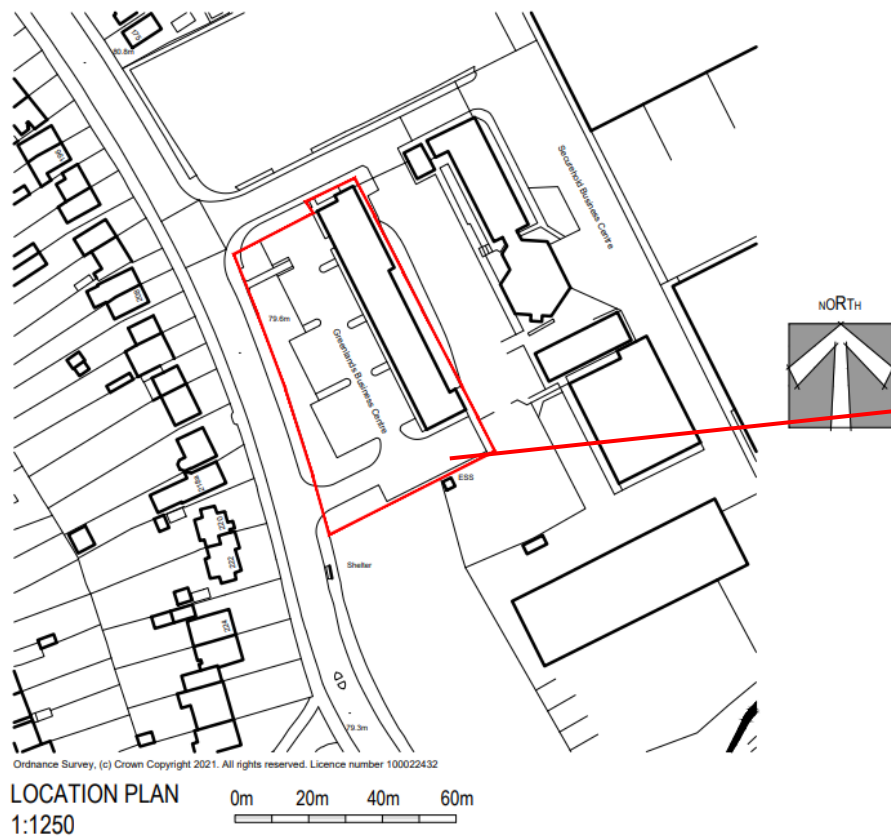
Greenlands Business Centre, Studley Road
Redditch, B98 7HD

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



Proposed Plans

Vertex S
BACKSHEET MONOCRYSTALLINE MODULE

PRODUCT INFORMATION
PRODUCT RANGE: 350-550W

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 reflective surfaces
- Front cover glass applied at an angle

Simple size, big on power

- Small form factor generates a huge amount of energy even in limited space
- Energy density: 20.5% efficiency with high density interconnection technology
- Efficient busbar technology for better light trapping effect, lower series resistance and improved current collection
- Advanced cell design with higher power per cell and efficiency
- High performance with wider module temperature coefficient (-0.45%/°C) and operating temperature

Universal solution for residential and C&I rooftops

- Designed for compatibility with existing installation systems, components and mounting systems
- Performance and weight. Easy for handling. Economy for transporting
- Dimensional tolerances. Suitable for system deployment

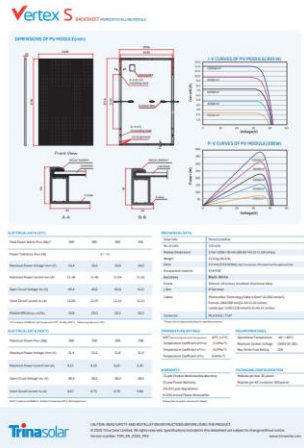
High Reliability

- 10 year product warranty
- High performance warranty with lower degradation
- Advanced module construction with innovative non-destructive cutting technology
- Advanced module construction with innovative non-destructive cutting technology
- Advanced module construction with innovative non-destructive cutting technology

Tina Solar's Backsheet Performance Warranty

Comprehensive Products and System Certifications

Tina Solar



FIXING DETAILS

PV PANEL SELECTED

TYPICAL FIXING ARRANGEMENT

Renusol

System datasheet
FS10-S / FS18-S

General

System Reduced frame mounting system

Components Ground rails, rail-to-rail clamping protection rail, top post, high post, wind deflection device

System warranty 10 years

Installation area Flat surface, industrial, agricultural and residential buildings

Roof loading Maximum capacity 50 kg/m²

Roof edge max. 1" without additional measures

System properties

System orientation South

Module size 20" x 32"

System weight approx. 2.2 kg/m² (FS10-S) / 2.3 kg/m² (FS18-S) (plus ballast (project specific))

Weight PV module (incl. approx.) 2.2 kg/m² (FS10-S) / 2.3 kg/m² (FS18-S) (plus ballast (project specific))

Module coefficient 0.15 (FS10-S) / 0.15 (FS18-S) (plus ballast (project specific))

Material Aluminum, stainless steel, zinc-plated steel, metal sheet, rubber gaskets

Minimum edge distance 50 mm

Shading angle 10° to 15°

PV Modules

Size Suitable for standard 60 cell panels. Approved for panel corner clamping to be installed

Module width 500 mm (FS10-S) / 500 mm (FS18-S) (plus ballast (project specific))

Orientation Horizontal/vertical

Certifications

Global issue Determined in valid format lists by Bureau Veritas Global Center

Services

Design and install price Provided by Renusol

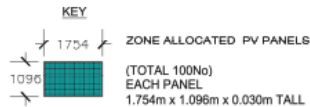
System Ground rail # Inter-row spacing (approx. mm) Shading angle

FS10-S 5000 1000 10.0°

FS10-S 5000 1000 10.0°

FS10-S 5000 1000 10.0°

FS10-S 5000 1000 10.0°



Site Photos

