

**PLANNING
COMMITTEE**

16th February 2022

Prior Notification 21/01810/PRIOR

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

Greenlands Business Centre, Studley Road, Redditch, Worcestershire, B98 7HD,

**Applicant: John Homer
Ward: Greenlands Ward**

(see additional papers for site plan)

The case officer of this application is Claire Gilbert, Planning Officer (DM), who can be contacted on Tel: 01527 881655 Email: claire.gilbert@bromsgroveandredditch.gov.uk for more information.

Site Description

Greenland's Business Centre is a two-storey flat roofed building situated on the eastern side of the Studley Road in Redditch. It is sited within an area designated as primarily employment in the Borough of Redditch Local Plan No4. There are other employment uses to the south, east and north of the site and residential dwellings to the west of the site on the western side of the Studley Road.

Proposal Description

This is a prior notification application for the installation of solar PV equipment on the roof of the existing Greenlands Business Centre building. The project is to be delivered to improve energy efficiency and would work in conjunction with the air source heat pump that was recently granted planning permission at this site (Planning Application Reference: 21/01618/FUL).

Relevant Policies:

Schedule 2, Part 14 Class J of the Town and Country Planning (General Permitted Development) Order 2015 as amended
National Planning Policy Framework
National Planning Practice Guidance

Relevant Planning History

21/01618/FUL	Proposed installation of air source heat pump to service existing business centre	Granted	21.01.2022
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Consultations

Highways Redditch

No highway objections to the proposed Installation of a Solar Photovoltaic System to existing roof of the existing business centre - 100no Vertex S MONOCRYSTALLINE MODULE. The car parking or the highway is not affected by the location.

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WRS- Light Pollution

No objection to the application in terms of light nuisance as statutory nuisance legislation only covers artificial lighting and not reflected sunlight.

Public Consultation Response

Site Notice posted 17.01.2022 expired 10.02.2022

No comments received to date.

Assessment of Proposal

Members should note that this application is not a request for a Planning Permission, and is not a proposal which is assessed against policies in the Development Plan. It is a different type of application called a Prior Notification. This is a 'lighter touch' process in which an assessment is made against a specific list of predetermined criteria set out in the General Permitted Development Order.

This Prior Notification application is for the installation of solar PV equipment on the roof of the Greenlands Business Centre in Redditch.

Schedule 2, Part 14 (Renewable Energy) Class J of the Town and Country Planning (General Permitted Development) Order 2015 as amended permits the installation or alteration of solar equipment on non-domestic premises. This is subject to certain criteria set out in Class J.1, J.2 and J.3 and the conditions set out in Class J.4.

There are three categories to Class J. These are:

Class J (a) microgeneration solar thermal equipment on a building;
Class J (b) microgeneration of solar PV equipment on a building; or
Class J (c) other solar PV equipment on the roof of a building,
other than a dwellinghouse or a block of flats.

Condition J.4(2) sets out that this development is permitted subject to the condition that before beginning the development the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the design or external appearance of the development, in particular the impact of glare on occupiers of neighbouring land. It is only this narrow list of matters that can be considered in the assessment of the application.

The proposed solar PV equipment would be sited on the flat roof of the Business Centre. It would meet all of the criteria set out in Class J.1 to J.3 including that equipment would not be higher than 1 metre above the highest part of the roof and that it would not be installed within 1 metre of the external edge of the roof. Information has also been provided which sets out that the Solar PV panels would be installed pitched at 10 degrees to the roof on a fixing system. The panels would also have an anti-glare coating applied.

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Given this information, it is not considered that the equipment would be highly visible from within the street scene or neighbouring land.

Overall, it is not considered that prior approval of the Local Planning Authority would be required as to the design or external appearance of the development.

RECOMMENDATION: That having regard to the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and to all other material considerations, that Prior approval is not required.

Conditions:

1. The proposed development shall be carried out in accordance with the approved plans and documents:

Drawing No. HUB356.GBVR.PN.01 Location, Block Plan, Site Plan as proposed

Drawing No. GL-E-001 Roof PV Array

Document: Vertex S- Backsheet Monocrystalline Module Product: TSM-DE09.OS

Document: HUB356 Dated October2021- Written Description of Development

2. The solar PV equipment shall be removed as soon as reasonably practicable when no longer needed.

Procedural matters

This application is being reported to the Planning Committee because the applicant is Redditch Borough Council. As such the application falls outside the scheme of delegation to Officers.