

**PLANNING  
COMMITTEE**

16th February 2022

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**Planning Application 22/00027/FUL**

**Installation of solar PV panels on the existing roof**

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

**Applicant: Mr Adam Peat  
Ward: Church Hill 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](mailto:claire.gilbert@bromsgroveandredditch.gov.uk) for more information.

**Site Description**

Thorlux lighting is situated at the junction of Merse Road and Moons Moat Drive within the Moons Moat Industrial Estate in Redditch.

The site is made up of part of the large industrial building that is occupied by Thorlux Lighting and fronts onto both Merse Road and Moons Moat Drive. The building is formed of brick and metal clad with a large proportion of the building that faces onto Merse Road being glazed. The building has a low profiled multi pitched grey metal sheet roof. This site as a whole is situated within an area designated as a primarily Employment area in the Borough of Redditch Local Plan No. 4.

Solar panels have already been installed on the roof of the northern part of the existing building. These panels were approved under a Prior Notification application in 2019.

**Proposal Description**

The proposal is to install solar PV panels on the southern part of the existing roof of the building. The solar panels would cover 1.108 hectares of the existing roof of the building. The solar panels would be blue/ black in colour with a silver frame and non-reflective glass.

**Relevant Policies:**

Policy 1: Presumption in Favour of Sustainable Development

Policy 15: Climate Change

Policy 24: Development within Primarily Employment Areas

Policy 39: Built Environment

Policy 40: High Quality Design and Safer Communities

**Others**

National Design Guide

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NPPF National Planning Policy Framework (2021)  
NPPG National Planning Practice Guidance

**Relevant Planning History**

19/00405/PRIO	Prior approval for the installation of solar PV system	Prior Approval Not Required	20.05.2019
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**Consultations**

**Highways Redditch consulted 21.01.2022 expires 14.02.2022**

No comments received to date.

**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 27.01.2022 expires 20.02.2022  
Press Notice posted 28.01.2022 expires 14.02.2022  
No comments received to date.

**Assessment of Proposal**

Paragraph 158 of the NPPF sets out that local planning authorities should approve applications for renewable and low carbon development provided the impacts are (or can be made) acceptable. Policy 15 of the Redditch Borough Council sets out that small scale renewable technologies will be encouraged in appropriate locations.

The information submitted with the application sets out that the proposal would enable Thorlux Lighting to generate renewable energy to use on site and reduce their reliance on non-renewable energy sources, decrease their carbon use and reduce their electricity costs. Overall, the proposal would provide 36% of the sites annual electricity demand.

Policy 24 of the Redditch Local Plan No. 4 sets out that development will not be permitted where it restricts the current or future use for employment purposes. In this case the works that are proposed are to improve the energy efficiency and running costs of the building. It would not impact on the current or future use of the building or site for employment purposes.

Due to land level changes in the area, the site and building is set down from Merse Road. Due to this part of the roof of the building is highly visible from within the street scene. However, given the design and appearance of the existing building, the industrial character of the area and the design of the proposed solar panels; it is not considered that the proposal would affect the overall character or appearance of the area or the building.

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The panels would be blue/ black in appearance and would be made from reflective glass. Information submitted with the application also sets out that the principal technologies of the panels is to absorb as much light as possible to convert to electricity, as such there should be no discernible reflection or glare produced as a by-product.

Give this information, and the overall siting and location of the proposed panels, it is not considered that the proposal would have a detrimental effect on the existing amenities of the neighbouring occupiers.

Overall, it is considered that the proposed development complies with the provisions of the development plan and would be acceptable.

Members will note that the publicity period associated with the site notice does not expire until 20<sup>th</sup> February 2022. It is therefore necessary to request Delegated Powers to enable Officers to determine the proposal after this time.

**RECOMMENDATION:**

**That having regard to the development plan and to all other material considerations, Delegated Powers be granted to the Head of Planning, Regeneration and Leisure Services to Grant Planning Permission following the expiry of the publicity period and subject to the following conditions:**

**Conditions:**

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the grant of this permission.

Reason: In accordance with the requirements of Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

IEE-WOR5056-Thorlux-01-0-Site plan  
IEE-WOR5056-Thorlux-02-0-Location plan  
IEE-WOR5056-Thorlux-03-0-Elevation plan  
IEE-WOR5056-Thorlux-04-0-Solar panel elevation  
IEE-WOR5056-Datasheet-PV-module  
Planning-Application-Ref-PP-10501393-Summary

Reason: To provide certainty to the extent of the development hereby approved in the interests of proper planning.

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3. The solar PV equipment hereby by approved shall be removed from site when no longer in use.

Reason: To protect the character and appearance of the area.

**Informatives**

- 1) Proactive engagement by the local planning authority was not necessary in this case as the proposed development was considered acceptable as initially submitted.

**Procedural matters**

This application is reported to Planning Committee for determination because the application is for major development, and as such the application falls outside the scheme of delegation to Officers.