

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

APPLICATION NO: 24/00301/FUL **CASE OFFICER:** Andrew Hunt

WARD: Northwood **PARISH:** N/A

LOCATION: McDonalds, County Road, Kirkby Town Centre, Knowsley

PROPOSAL: INSTALLATION OF 2NO. RAPID ELECTRIC VEHICLE CHARGING STATIONS AND ANCILLARY EQUIPMENT WITHIN MCDONALDS CAR PARK. 3NO. EXISTING PARKING SPACES WILL BECOME EV CHARGING BAYS.

Site Description

This application site is a McDonalds Car Park on the Northern end of Kirkby Town Centre. There is another fast-food restaurant to the west (KFC) a car park to the south and a petrol station to the southeast. There are residential properties to the north however they are separated from the site by a busy road (Hall Lane).

Proposal

The proposal is for the installation of 2 no rapid electric vehicle charging stations and ancillary equipment within McDonalds car park, 3no existing parking spaces will become electric vehicle charging bays.

Consultations

N/A

Representations

This application has been publicised by letters sent to 11 neighbours. No representations have been received.

Planning History

Applications have been approved at the site; however none are directly relevant.

Relevant Policy

Paragraph 11 of the National Planning Policy Framework (NPPF) states that planning decisions should apply a presumption in favour of sustainable development. This means approving development proposals that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so

would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

Paragraph 12 of the NPPF clarifies that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan, permission should not normally be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

The development plan in Knowsley comprises the Saved Policies of the Replacement Unitary Development Plan, the Core Strategy Local Plan and the Joint Waste Local Plan. The following policies are relevant to the determination of this application.

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

N/A

Article 35 Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Assessment

Streetscene

The charging points would be minor in scale and acceptable in terms of appearance. The feeder pillar and bollard would also be minor in scale and have limited visual impact. Overall, there would be no harm to the streetscene.

Highways

NPPF Para 111 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

The proposal would result in a minor loss of parking (1 space) compared to the existing situation, however, there are hundreds of parking spaces within the wider Kikrby Town Centre site and relatively low numbers of electric vehicle charge points. The current proposal will remedy an existing deficiency in infrastructure provision and enable the use of rapid charging. This will help electric car owners who cannot charge at home and will be in accordance with the council's declaration of climate emergency. The benefits of the scheme significantly outweigh any minor loss of parking. In addition, there are permitted development rights for EV Charge points. The charge points themselves would be permitted development if they were not linked to the feeder pillar and bollard. Overall, the proposals would not materially affect highway safety.

Other Considerations

In relation to biodiversity net gain. The development would not impact on any existing habitat (as it relates to existing hardstanding) and therefore meets the requirement for an exemption.

Conclusion

The proposal would be acceptable in relation to Street scene and highway safety. The application complies with local planning policies and is recommended for approval.

Recommendation

That planning permission be granted subject to the following conditions.

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

Reason: In order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:-
 - a. Proposed Site Plan – Rev B - (Received 07/06/2024)
 - b. Charger Specification - (Received 07/06/2024)
 - c. Proposed Charger Elevations – Rev C - (Received 07/06/2024)
 - d. Proposed Feeder Pillar Elevations – Rev B - (Received 07/06/2024)
 - e. Location Plan – Rev B - (Received 07/06/2024)

Reason: For the avoidance of doubt.

Signed Case Officer:

Andrew Hunt

**Signed Authorising
Officer:**

K Foster

Date:

15 July 2024

Informatives

N/A