

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

APPLICATION NO: 22/00779/FUL **CASE OFFICER:** Andrew Hunt

WARD: Prescot North **PARISH:** Prescot
Town Council

LOCATION: Cables Retail Park, Steley Way, Prescot, Knowsley, L34 5NQ

PROPOSAL: INSTALLATION OF 8NO. ELECTRIC VEHICLE CHARGING POINTS
TOGETHER WITH THE ERECTION OF 1 NO. SUBSTATION AND
ASSOCIATED FENCING AND ELECTRICAL EQUIPMENT

Site Description

This application site is parking spaces and a verge close to the entrance to the retail park on Steley Way, Prescot. The site is to the south and west of two small retail units.

Proposal

The proposal is for the installation of 8 no electric vehicle charging points together with the erection of 1 no substation and associated fencing and electrical equipment.

Consultations

N/A

Representations

This application has been publicised by letters sent to 116 neighbours. 1 Objection has been received consisting of the following main points:

- Electrical Substations are a health concern.
- It will be an eyesore.
- It will affect house prices.

Planning History

Numerous 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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies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 substation would be enclosed by the proposed fence. The fence would be located in a prominent position near to the entrance to the retail park. However, the fence is bounded to the north by two retail units and the south by a recycling bin storage area so would blend into the existing street scene. The building to the north is significantly larger and taller than the proposed fencing. A condition is required to ensure the fence is painted dark green to match the colour of the adjacent building. Subject to this 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 (4 spaces) compared to the existing situation, however, there are hundreds of parking spaces on the wider site and less than 10 electric vehicle charge points in total. 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 Chargepoints. The charge points themselves would be permitted development if they were not linked to the fence and substation. Overall, the proposals would not materially affect highway safety.

Other Considerations

In relation to the health and safety of electrical substations, this is dealt with by separate non planning legislation. It is also noted that the substation is located away from residential properties. It is separated from residential properties by a busy road.

In relation to impacts on property prices, this is not a material consideration that can be taken into account in any planning applications.

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 Elevation - 8 Bay 8 Charger. 1st row V2 (Received 26/01/2023)
 - b. Proposed Elevation - 8 Bay 8 Charger. 2nd row V2 (Received 26/01/2023)

- c. Fenced Substation and equipment detail view V1 (Received 21/12/2023)
- d. Location Plan V1 (Received 21/12/2023)
- e. Design and Access statement (Received 21/12/2023)
- f. Covering Statement (Received 21/12/2023)
- g. Proposed Site Plan V1 (Received 21/12/2023)
- h. Substation Detail Drawing (Received 21/12/2023)

Reason: For the avoidance of doubt.

- 3. The proposed fence shall be painted dark green to match the adjacent building to the north and retained as such hereafter.

Reason: In order to ensure the fence has an acceptable appearance.

Signed Case Officer: **Andrew Hunt**

Signed Authorising Officer: **K Foster**

Date: **22 February 2023**

Informatives

N/A

Appendix 1 – Site Photographs

