

<u>APPLICATION NO:</u>	24/00127/FUL	<u>CASE OFFICER:</u>	Lee Osborne
<u>WARD:</u>	Whiston & Cronton	<u>PARISH:</u>	Whiston Town Council
<u>LOCATION:</u>	The Village Hotel, Fallows Way, Whiston		
<u>PROPOSAL:</u>	INSTALLATION OF 12 ELECTRIC VEHICLE CHARGING BAYS INCLUDING CHARGING CABINETS AND ASSOCIATED WORKS TO EXISTING CAR PARK AREA (REVISED RED LINED SITE AREA AND LAYOUT)		

Site Description

This application site is within the car park of The Village Hotel, off Fallows way, Whiston. There is Carr House Farm adjacent the car park, with other residential properties backing onto the car park with some separation and fronting Windy Arbor Brow. To the northeast of the hotel site, on the opposite side of Fallows Way is a factory site, whilst to the northeast neighbouring the hotel site is a warehouse site. The M57 is to the southwest of the hotel site.

Proposal

The proposal is to install 12 electric vehicle charging bays including charging cabinets and associated works within the existing hotel car park. The substation would have a width of 7.3m and a depth of 5.05m with a flattish roof with slight slopes and a maximum height of 2.7m. The walls would be of brick with two access doors on the front and two louvres on one side for ventilation. There would be a net loss of 17 car parking spaces. The application under consideration has a revised, red-lined site and greater number of spaces than originally proposed to ensure that the root areas of 5 trees which would have been within the scheme area would not be impacted upon, although the submitted Arboricultural Report notes that the trees would be unlikely to suffer provided the Method Statement was followed.

Consultations

Highway Authority - No objections.
Environmental Health - No objections, request a fixed plant noise condition.
Whiston Town Council - No comments received.

Representations

This application was publicised by letters sent to 11 neighbours. No representations have been received. Following the application being revised with regards the red-lined site area and layout the neighbours were re-notified, and no representation were received as a result of the re-notification.

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)

ENV2 - Noise and Vibration

Article 35 Statement

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Assessment

The proposal is for the installation of electric vehicle charging points in a car park and is acceptable in principle.

Visual amenity Considerations

Charging points are becoming increasingly common sights in car parks, and indeed at homes. The charging points would be minor in scale and acceptable in terms of appearance. The feeder pillars and bollards would also be minor in scale and have

limited visual impact. The substation whilst being a small building would be modest in scale and would be acceptable within the car park area. Overall, there would be no harm to the visual amenity of nearby residential properties or the locality in general.

The application complies with Policies CS2 and CS19 of the Core Strategy.

Highways Considerations

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 the net loss of 17 spaces. However the remaining car park would still be available for hotel guest and users of the hotel facilities such as the gym. The proposal would contribute to raising the EV charging infrastructure and help towards remedying 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 pillars and bollards, whilst the substation is required to enable the charger points powering. Overall, the proposals would not materially affect highway safety and the Council Highways Engineer has no objections to the proposal as amended.

The application complies with Policies CS2 and CS19 of the Core Strategy.

Residential Amenity Considerations

The application is for electric charge points and associated works together with a substation in a hotel car park. Whilst there are residential properties in proximity to the car park, electric charge points and substation should not impact on the existing residential amenities of the occupiers of those properties. However, to ensure such did not cause any noise nuisance from the charge points and equipment it would be prudent to attach a fixed plant noise limitation condition should planning permission be granted. Environmental Health have no objections to the proposal but request a fixed plant noise limit.

The application complies with Policies CS2 and CS19 of the Core Strategy, and with Saved Policy ENV2 of the UDP.

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.

The red line site was revised, and the layout therefore also changed as the original scheme would have meant that 5 trees would have had works within their root areas, although works could have been implemented without likely damage according to the submitted Arboricultural Report. However, the revision ensured that no damage would occur by removing the scheme from the impact areas of the trees.

Conclusion

The proposal would be acceptable in relation to visual and residential amenity, and with regards highway safety. The application complies with local planning policies and is recommended for approval.

Recommendation

That Planning Permission be granted subject to the following condition(s):-

- 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 approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt.

- 3) Fixed plant and machinery associated with the development shall be designed to a level that is at least 5dB(A) below the existing LA90 background noise level as measured during the relevant time period. Any tonal, impulsive and/or irregular noise would be addressed by imposing a penalty as per the methodology set out in BS 4142:2014+A1:2019, Methods for rating and assessing industrial and commercial sound. Noise limits for fixed plant are to apply at a position 1 metre from the closest affected window of the nearest noise sensitive property.

Reason: In the interests of residential amenity and prevention of noise nuisance and to comply with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and Saved Policy ENV2 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
25/06/2024	8314-POI-DRG-CIV-500010	P02	LOCATION PLAN
25/06/2024	8314-POI-DRG-CIV-500012	P02	PROPOSED SITE ARRANGEMENT
25/06/2024	8314-POI-DRG-CIV-500013	P02	EV BAYS AND EQUIPMENT AREA PLAN
12/03/2024	Southport - X-Type Sub - pg1	-	Xtype Substation Arrangement
12/03/2024	6AGA000032-0115-EN 004	-	INSTALLATION MANUAL - TERRA HP GENERATION 4 CE IONITY
12/03/2024	8000-1006	B	CABINET BASE - SCHNEIDER LV PILLAR CABINET BASE (1600A 6 WAY)

12/03/2024	HYC400 DATA SHEET	-	HYC400 - 100 kW to 400 kW DC-CHARGING SYSTEM FOR EVs
12/03/2024	HYC50 DATA SHEET	-	HYC50 BIDIRECTIONAL 50KW (2 X 25KW) DC-CHARGING STATION FOR EVs
12/03/2024	EION16A6WFS	1	1600A 6WAY NS FEEDER PILLARWITH I/C DNO METERING FOR IONITY
12/03/2024	HYC 50 FOUNDATION	-	HYPERCHARGER HYC50 FOUNDATION (ALPITRONIC)

Signed Case Officer¹: **Lee Osborne**

Signed Authorising Officer²: **K Foster**

Date: **29 August 2024**

Informatives

- 1 The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

Standing Advice valid from 1st January 2023 until 31st December 2024

¹ I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

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Appendix 1 – Site Photographs