

DELEGATED APPLICATION REPORT

Ward: Whitley

App Ref: 230289/FUL

Address: Madejski Stadium, Shooters Way, Reading, RG2 0FL

Proposals: Planning application to install eight rapid electric vehicle charging stations within the car park of Reading Football Club.

Case Officer: Gary Miles

Applicant: Instavolt

Date received (valid from): 7 March 2023 Target Decision date: 5 May 2023

1. SITE DESCRIPTION

The application site is within the confines of the Madejski Stadium complex, a short drive from the A33 Relief Road. The proposed charging stations are to be sited in existing parking spaces located on Biscuit Way, one of the access roads privately owned and maintained by Reading Football Club. Madejski Stadium is surrounded by a mixture of commercial, retail and office units. The property is not a listed building, nor does it fall within a conservation area.

Site visit date: 28th March 2023

2. PROPOSAL AND SUPPORTING INFORMATION

Planning application to install eight rapid electric vehicle charging stations within the car park of Reading Football Club.

Plans considered

Drawing no: 10501 - 0001_02 rev B - Location Plan - dated 27/02/2023

Drawing no: 10501 - 0001_01-PL rev C - Planning Site Layout - dated 27/02/2023

Drawing no: 001-29 - Feeder Pillar and COP Metering Box (16) rev A - dated 23/09/2022

Drawing no: 001_19 - BYD 120Kw Charger rev B - dated 09/03/2021

Drawing no: 001-14 - Substation - TR1 rev A - dated 02/11/2018

BYD 120kW DC Charger Technical Specification

Received by the Local Planning Authority on 7th March 2023

3. RELEVANT PLANNING HISTORY

No relevant planning history for Biscuit Way or in the vicinity of the proposed.

4. CONSULTATIONS

External Consultees:

None.

Internal Consultees:

Transport Officer:

‘There are no Transport objections to this application. There is no change to the overall number of on site parking spaces, as 8 existing spaces will be changed to become EV charging bays. The proposed works will result in the re positioning of the kerb and lamp column as illustrated in Planning site layout 10501 - 0001_01-PL. Biscuit Way is currently unadopted. Given that there is no change to the overall number of parking spaces and this application is in line with local policy TR5 and EN15, there are no Transport objections to this application.’

Equality Act 2010:

In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. However, there is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application. Therefore in terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

5. LEGAL AND PLANNING POLICY CONTEXT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'. The following local and national planning policy and guidance is relevant to this application:

National Policy

National Planning Policy Framework
National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)
TR5 (Car and Cycle Parking)
EN15 (Air Quality)

6. APPRAISAL

Character and Appearance

Policy CC7 (Design and the Public Realm) requires that all developments be of high design quality.

The proposal is for the installation of eight rapid electric vehicle charging stations within the car park of Reading Football Club.

Officers do not consider the proposed works would cause harm to the character and appearance of the existing structure or the wider street scene. The proposal therefore complies with Policy CC7 of the Reading Borough Local Plan 2019.

Transport Matters

Policy TR5 (Car and Cycle Parking and Electric Vehicle Charging)

Development should provide car parking and cycle parking that is appropriate to the accessibility of locations within the Borough to sustainable transport facilities, particularly public transport.

The Policy has a requirement for new developments in terms of the provision of EVCP and this scheme would contribute to enhancing EV provision within the Borough.

There is no change to the overall number of onsite parking spaces, as 8 existing spaces will be changed to become EV charging bays.

Overall, therefore, the proposal complies with Policy TR5 of the Reading Borough Local Plan 2019.

In addition to the above, Policy EN15 (Air Quality) states that all developments should have regard to the need to improve air quality and reduce the effects of poor air quality. This proposal will help reduce the reliance of fossil fuels and promote the use of electric vehicles by providing additional charging facilities within the borough. The proposal complies with Policy EN15 of the Reading Borough Local Plan 2019.

7. CONCLUSION

The proposal has been carefully considered in the context of the Reading Borough Local Plan 2019 and supplementary planning documents. The proposal is therefore recommended for approval, subject to the following conditions.

8. RECOMMENDATION

GRANT

Recommended Conditions:

AP1 - Approved Plans

TL1 - Time Limit