

DELEGATED APPLICATION REPORT

Address: Milestone Way Precinct, Milestone Way, Caversham

Application No: 190030

Proposal: Installation of two rapid electric vehicle charging stations within the carpark of Milestone Way Precinct, along with associated equipment

Applicant: InstaVolt Limited

Date received (valid from): 08/01/2019

Target Decision date: 05/03/2019

Case officer: Tom French

1. Site description and Surrounding Area

The application site contains three parking spaces in the south west corner of the Milestone Way Precinct car park in Emmer Green.

To the north of the carpark is the run of shops that form the Milestone Way Precinct. Immediately surrounding the site is the rest of the car park (to the north) and open grassland that include some trees.

The application site is not within the curtilage of a listed building, nor is it within a conservation area.

2. The Proposal

Planning permission is sought to erect two electric vehicle charging stations with associated feeder pillar and power cube.

The charging stations would be sited at the western edge of the carpark would have a height of 2.2m, a width of 0.7m and a depth of 0.4m.

The power cube would be sited adjacent the charging units to the north. It would have a height of 1.1m, a depth of 1m and a width of 1.9m.

The feeder pillar would be located to the rear of the charging units and would have a height of 2.1m, a depth of 0.9m and a width of 1.3m.

3. Consultation

Neighbours consultation:

A site notice has also been displayed at the site.

No responses have been received.

Transport:

The RBC Transport Development Control Officer provided a consultation response which raised no transport objections to this application

Ecology:

The RBC Ecology Consultant concluded that the site is unlikely to be suitable for the Great Crested Newt and as such there are no ecology objections to this application.

Natural Environment

The RBC Natural Environment Officer raised no objection to the application subject to the following informative:

‘In order to preserve the health of trees and the overall amenity of Emmer Green, storage of materials in relation to the build and associated contractor parking should be kept within the existing areas of parking and hard standing only. There should be no parking or storage of materials, temporary or otherwise on the grassed areas as it may damage tree roots and be detrimental to the amenity of the Green’

4. Plans and Documents Considered

The Council, in reaching its recommendation, has taken into consideration the following plans & documents:

Drawing No.:

- 10264-0001_01-PL Rev. A - Planning Site Layout
- 10264-0001_02 Rev. A - Block Plan
- 10264-0001_04 Rev. A - Chargepoint Express 250 (With Bollards)
- 10264-0001_05 Rev. A - RMC 1250 - With Roosts
- 10264-0001_06 Rev. A - Power Cube

As received: 08/01/2019

- 10264-0001_01-PL Rev. B - Planning Site Layout

As received: 05/02/2019

5. Relevant Planning History

There have been various proposals relating to the shops that form Milestone Precinct however there have not been any relating to this specific part of the carpark. As such they are not considered relevant to this application.

6. 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.

7. Relevant Planning Guidance

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. The Development Plan for Reading relevant to the application site comprises the Reading Local Development Framework ‘*Core Strategy*’ 2008 (Altered 2015) and ‘*Sites and Detailed Policies Document*’ 2012 (Altered 2015).

The ‘*National Planning Policy framework*’ (‘NPPF’) 2012 states clearly that its content is to be a material consideration in the determination of applications. The ‘NPPF’ states that due weight should be given to the adopted policies of the Local Development Framework (LDF) (Core Strategy and Sites and Detailed Policies Document) according to their degree of consistency with the ‘NPPF’ (the closer the policies in the plan to the policies in the ‘NPPF’, the greater the weight that may be given). Accordingly, the ‘NPPF’ and the following development plan policies and supplementary planning guidance are relevant:

8. Relevant Policies

The application has been assessed against the following policies:

National

National Planning Policy Framework;
National Planning Policy Guidance;

RBC Local Development Framework

Core Strategy 2008 (Altered 2015)

CS7 Design and the Public Realm
CS20 Implementation of the Reading Transport Strategy
CS24 Car / Cycle Parking
CS33 Protection and Enhancement of the Historic Environment
CS38 Trees, Hedges and Woodlands

Sites and Detailed Policies Document 2012 (Altered 2015)

SD1 Presumption In Favour Of Sustainable Development
DM1 Adaptation to Climate Change
DM4 Safeguarding Amenity
DM12 Access, Traffic and Highway Related Matters

9. Appraisal

Design and impact on the character of the area

The proposed vehicle charging points (and associated equipment) would be located on the south west edge of the Milestone Way Precinct carpark. As such they would form part of the visual delineation between the carpark and surrounding green space. Given the orientation and use of proposed development, it is considered to relate most strongly to the carpark and as such the proposal has been considered as an extension of the carpark; not as part of the open green space.

Given the modest scale of the proposal and considering them within the context of the car park, with associated lamppost and signage, the development is not considered to be significantly out of character with the carpark and would not be unduly harmful to the visual amenity of the surrounding area.

The proposal would accord with Policy CS7.

The proposals are considered to be too distant from the terrace of listed buildings to the south (Peppard Road) to impact on their setting and therefore the proposals comply with Policy CS33.

Impact on neighbouring amenity

Given the minor scale of the proposed works and significant separation distance between the proposal and any other building, it is not considered that the proposal would result in any detrimental impact on neighbouring amenity.

The proposal accords with Policy DM4.

Other Issues

Community Infrastructure Levy

The proposal would not be liable for the Community Infrastructure Levy (CIL).

Transport

Reading has local air quality issues linked to traffic and congestion. Increased use of low-emissions vehicles would make a major contribution to tackling this issue, as well as helping to tackle carbon emissions. The Council's Local Transport Plan 3 Strategy 2011 - 2026 includes policies for investing in new infrastructure to improve connections throughout and beyond Reading which include a network of publicly available Electric Vehicle (EV) charging points to encourage and enable low carbon or low energy travel choices for private and public transport. As such there are no transport related objections to this application.

Natural Environment

In line with the consultation response provided by the Natural Environment Officer and to preserve the health of the nearby trees, an informative is recommend stating that storage of materials should only take place within the exiting area of parking and hard standing.

10. Recommendation

Grant planning permission, 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 on which the permission was granted.

Reason: to prevent an accumulation of unimplemented planning permissions, and in accordance with Section 91 of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

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

Drawing No.:

- 10264-0001_02 Rev. A - Block Plan
- 10264-0001_04 Rev. A - Chargepoint Express 250 (With Bollards)
- 10264-0001_05 Rev. A - RMC 1250 - With Roosts
- 10264-0001_06 Rev. A - Power Cube

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As received: 05/02/2019

Reason: because permission is granted in respect of the development as detailed in the approved plans only.

Informatives

1. Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but which differs materially from the approved plans and details, or does not comply with any condition(s) or planning obligation(s) attached to the permission may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the Council.
2. The applicant's attention is drawn to Building Regulations requirements. Please contact Building Control on 0118 937 2449 for advice.
3. The construction (and demolition) of the development will be subject to environmental health law and the applicant is referred to:
<http://beta.reading.gov.uk/environmentalprotection>
4. In order to preserve the health of trees and the overall amenity of Emmer Green, storage of materials in relation to the build and associated contractor parking should be kept within the existing areas of parking and hard standing only. There should be no parking or storage of materials, temporary or otherwise on the grassed areas as it may damage tree roots and be detrimental to the amenity of the Green.
5. The decision to grant planning permission follows the positive and proactive consideration of the issues raised by this planning application and issuing the decision within the statutory time period.