CASE OFFICER'S REPORT

Application Reference:	PL/2023/06610
Application Type:	Full planning permission
Site Inspection:	
Consultation ends:	06 September 2023
Case officer:	Tim Furmidge

Site Address:	Homebase Distribution Centre, Lydiard Fields, Great Western Way, Swindon, SN5 8UB
Proposal:	InstaVolt are proposing to install ten rapid electric vehicle charging stations within the car park of Distribution Centre, Great Western Way. Eighteen existing parking spaces will become EV charging bays, along with associated equipment. Six of the ten EV charging bays will be fully accessible, allowing for unrestricted access to one EV charger with 1.2m access on 4 sides of the parking bay.
Recommendation:	Approve with Conditions

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Application Reference: PL/2023/06610

Proposal: Proposed installation of ten rapid electric vehicle charging stations within the car park of Distribution Centre, Great Western Way. Eighteen existing parking spaces will become EV charging bays, along with associated equipment. Six of the ten EV charging bays will be fully accessible, allowing for unrestricted access to one EV charger with 1.2m access on 4 sides of the parking bay.

Site Address: Homebase Distribution Centre, Lydiard Fields, Great Western Way, Swindon, SN5 8UB.

Case Officer: Timothy Furmidge

Publicity Expiry: 05/09/2023

Application Expires: 03/10/2023. (EOT 06/11/2023)

Site Description

The application site comprises a large warehouse site set within an existing industrial estate. The estate is on the northern side of the M4 motorway and has quick and easy access to the adjacent highway junction 16 for Swindon. The Homebase Distribution Centre is set near to the motorway junction, with the east bound slip road leading to the access and car park of this site (presently being used a trailer park.

To the east and south of the site are large areas for staff car-parking and deliveries and an estate road leading to other large commercial and industrial units.

Proposal

'InstaVolt' are proposing to install ten rapid electric vehicle charging stations within the car park of Distribution Centre, Great Western Way. Eighteen existing parking spaces will become EV charging bays, along with associated equipment. Six of the ten EV charging bays will be fully accessible, allowing for unrestricted access to one EV charger with 1.2m access on 4 sides of the parking bay.

Policies
National context:

National Planning Policy Framework 2021 (NPPF)
Planning Practice Guidance (guidance on the policies contained within the NPPF)

Local context:

Wiltshire Core Strategy adopted Jan 2015:
Core Policy 1- Settlement Strategy
Core Policy 2- Delivery Strategy
Core Policy 35 – Existing Employment Sites
Core Policy 42 – Standalone renewable energy installations
Core Policy 57- Ensuring High Quality Design and Place Shaping
Core Policy 60 – Sustainable Transport
Core Policy 64 – Demand Management (parking provision)

Planning History
Note that the below is not necessarily an exhaustive list and only includes those applications deemed to be of relevance to the current proposal.

N/97/01164/ADC - Display of 2 no externally illuminated signs 2 no illuminated signs, CAP.

CONSULTATIONS
Highways Officer:
No objection. I refer to the above planning application received on 9th August 2023 regarding the proposal to install ten rapid electric vehicle charging stations within the existing car park of the Distribution Centre.

The description of the application would suggest that 18 existing marked out car parking spaces would be removed to accommodate 6 accessible EV charging bays, with a further 4 standard EV parking bays.

The Google imagery shows that this area of car parking is currently used as trailer parking, and not generally for cars, but there would appear to be more than adequate car parking available for the site within the main car park to the south-west.

The application site is located remote from the adopted highway, which is limited to the junction of the Lydiard Fields site entrance with the A3102, Great Western Way, and therefore the proposal

would have no adverse impact on the public highway. I therefore recommend that no highway objection is raised.

REPRESENTATIONS

No representations have been received for this application.

Key issues

- Principle of development
- Impact on the character, appearance and visual amenity of the locality/open countryside
- Impact on Highways/parking requirement
- Other Matters

ASSESSMENT:

Under the provisions of section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004, and the provisions of the NPPF i.e. para 2, applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. At the current time the statutory development plan in respect of this application consists of the Wiltshire Core Strategy (WCS) (Adopted January 2015); the 'saved' policies of the North Wiltshire Local Plan (NWLP) 2011 (adopted June 2006).

Principle of development:

With the site already serving as a trailer/car park, the principle of the development within the Principal Employment Area is accepted. The Wiltshire Core Strategy does not have a specific policy that relates to such applications, but the Core Strategy does aim to promote sustainable development. The government has also recently announced that sales of petrol and diesel cars will be superseded by 2035, which will mean that electric cars will have to replace them, and the infrastructure of such charging points will have increase dramatically. Therefore, the principle of development is accepted. and would be entirely in accordance with tide of policies supporting the use of electric vehicles.

Impact on the character, appearance and visual amenity of the locality/open countryside

Visually, the main element would be the EV charging cabinets/electrical connections and adjacent lamps, which would not be out of keeping within the varied industrial area, and in any event, it would be of a design that can increasingly be expected to be encountered to support the use of the road network; its distinctive form perhaps assisting those unfamiliar with the area to locate it.

The facility would result in the loss of 18 of the existing spaces, however, Google imagery shows that this area of car parking, originally laid out for car use, but currently used as trailer parking. There is however, more than adequate car parking available for the site within the main car park to the south-west. This would ensure that parking of cars would unlikely to be carried out any where expect for the correct parking area and thus the visual amenity would be maintained within this industrial area and have no significant impact on the surrounding landscape.

Also, that the proposed development is in such a location and sufficiently far enough away from any residential properties so as to be unlikely to have any material harm on or detrimental impact to the existing levels of residential amenity afforded to existing nearby occupiers. Accordingly the proposal is acceptable in terms of CP57 in this regard.

Impact on highways/parking requirements

The Wiltshire Council's Highways Officers have been consulted with respect to the proposals. They commented that the description of the application would suggest that 18 existing marked out car parking spaces would be removed to accommodate 6 accessible EV charging bays, with a further 4 standard EV parking bays. The Google imagery shows that this area of car parking is currently used as trailer parking, and not generally for cars, but there would appear to be more than adequate car parking available for the site within the main car park to the south-west. The application site is located remote from the adopted highway, which is limited to the junction of the Lydiard Fields site entrance with the A3102, Great Western Way. They conclude that in the light of the above they would have no objection to the proposal. As such there would be a benefit of the scheme by introducing and encouraging a more sustainable way of travel in line with policies CP601 and CP64. It is noted that the cabling route may require additional permissions if it affects highway land. The proposal is unlikely to result in a severe impact to highway safety and as such is considered acceptable and no highway objection is raised.

Other Matters:

Although the proposal would be used for the vehicles of employees of Homebase and there would seem to be no advertisements proposed for this scheme. There might be some need to erect signs for this facility, this may fall within deemed consent under the Advert Regulations 2007, however, it is recommended that the applicant seek advice as to whether this new signage requires express advert consent and the applicant is advised that any consent arising for this development subject to this application would not confer or amount to express advertisement consent for the signage shown.

Conclusion

In consideration of the above it is concluded that the development would be in accordance with the development plan. With no circumstances warranting otherwise the application is recommended for approval subject to the conditions outlined below. The proposal is therefore considered to accord with Core Policies 1, 2, 35, 42, 57, 60 and 64 of the Wiltshire Core Strategy, and the guidance and provision of the NPPF.

It is therefore recommended that the application be approved subject to relevant conditions.

Conditions: (2)

1 1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and 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 development:

Location Plan, DWG: 10570-0001_02 – Rec: 04/08/2023
Block Plan DWG: 10570-0001_03 - Rec: 04/08/2023
Planning Site Layout, DWG: 10570-0001_01-PL - Rec: 04/08/2023
Equipment Elevations – BYD 160Kw Charger DWG: 001_29 - Rec: 04/08/2023
Equipment Elevations -Feeder Pillar and COP Metering Box, DWG: 001_20 - Rec: 04/08/2023
Equipment Elevations – TR18-1000-1500Kva Substation, DWG: 001_30 – Rec: 04/08/2023
DC Charger Specification_air cooled EVD160KUC01_V03_20221214 DWG: 160Kw 200A - Rec: 04/08/2023
Lamppost 3m, DWG: 001_21 - Rec: 04/08/2023

REASON: For avoidance of doubt and in the interests of proper planning.

Informatives: (2)

3 INFORMATIVE TO APPLICANT:
The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a license may be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway.

4 INFORMATIVE TO APPLICANT:
The applicant is advised that this permission does not permit the display of any advertisements which require consent under the Town and Country Planning (Control of Advertisements) (England) Regulations, 2007 or under any Regulation revoking and re-enacting or amending those Regulations, including any such advertisements shown on the submitted plans.