

Application Number 07/2023/00789/FUL

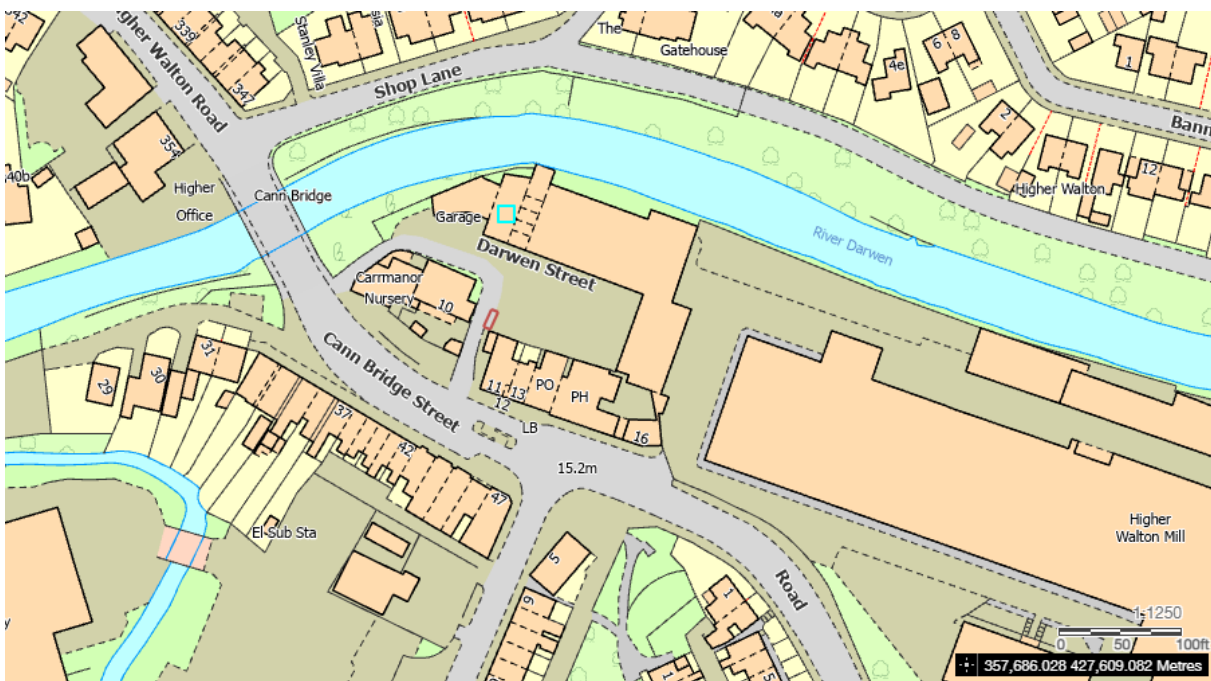
Address
Car Park
Darwen Street
Higher Walton
Preston
Lancashire
PR5 4DH

Applicant South Ribble Borough Council

Development Installation of an electrical cable to serve new electric vehicle charging points (cable only). The low voltage cable will be buried below the service and installed to Electricity Northwest Specifications, the ground will be reinstated afterwards, back to the original state.

Officer Recommendation **Approval with Conditions**

Date application valid 04.10.2023
Target Determination Date 29.11.2023
Extension of Time 13.12.2023



1. Introduction

1.1 The application is proposed by the Council's Climate Emergency team.

2. Report Summary

2.1. This application seeks permission to install an electrical cable to serve a new electric vehicle charging point within the Darwen Street car park. The cable will be low voltage and

buried below ground. The car park surface will be reinstated back to its original condition on completion of the work.

2.2. There are no statutory objections, and in response to the publicity, representation has not been received.

2.3. It is recommended that the application be approved subject to the imposition of conditions.

3. Application Site and Surrounding Area

3.1. The application site is a relatively small Council owned car park located on Darwen Street just north of Cann Bridge Street and east of Cann Bridge itself.

3.2. South of the car park is an area designated as E5 Local Centres: Higher Walton

4. Site Context / Planning History

None related directly to this proposal site but of relevance are:

07/1978/0001 - Construction of car park. – County Matter

5. Proposal

5.1. Installation of an electrical cable to serve new electric vehicle charging points.

5.2. The low voltage cable will be buried below the service and installed to Electricity Northwest Specifications.

5.3. Upon completion of the works the ground will be re-instated back to its original state and the cable will not be visible.

6. Representations

6.1. Summary of Publicity

6.1.1. A site notice has been posted and neighbouring properties consulted.

6.2. No letters of representation received.

7. Summary of Responses

7.1. **Lancashire County Council Highways** have no objection to the proposal and are of the opinion that it will have negligible impact on highway safety.

8. Material Considerations

8.1. Site Allocation Policy

8.1.1. The site is designated under Policy B1 (Existing Built-Up Area) of the South Ribble Local Plan.

8.1.2. Policy B1 allows for development provided it complies with the requirements for parking, is in keeping with the character and appearance of the area and will not adversely affect the amenities of nearby residents.

8.1.3. This proposal seeks to upgrade the existing charging facilities. The cable is to serve electric vehicle charging points, many of which are already in place. The works are to be buried underground and upon completion will not be visible to nearby residents and car park users.

8.2. Additional Policy Background

Additional policy of marked relevance to this proposal is as follows:

8.2.1. *Central Lancashire Core Strategy*

- Central Lancashire Core Strategy Policy 3: Travel at criteria i) seeks to enable the use of alternative fuels for transport purposes.
- Core Strategy Policy 28 (Renewable and Low Carbon Energy) and the South Ribble Renewables SPD both state that proposals for renewable and low carbon energy schemes will be supported where there would be no unacceptable impact in terms of noise odour, traffic generation or loss of visual amenity, or where any impact is outweighed by the wider environmental benefits of the scheme.

8.2.2. *South Ribble Local Plan*

In addition to site allocation Policy B1 (above), the following are also pertinent:

- Policy G17 (Design Criteria for New Development) permits new development provided that the development does not have a detrimental impact on neighbouring buildings or on the street scene by virtue of its design, height, scale, orientation, plot density, massing, proximity, use of materials. Furthermore, the development should not cause harm to neighbouring property by leading to undue overlooking, overshadowing or have an overbearing effect; the layout, design and landscaping of all elements of the proposal, including any internal roads, car parking, footpaths and open spaces, are of a high quality and will provide an interesting visual environment which respects the character of the site and local area; the development would not prejudice highway safety, pedestrian safety, the free flow of traffic, and would not reduce the number of on-site parking spaces to below the standards stated in Policy F1.

8.3. Other Material Considerations

8.3.1. ***Character and Appearance***

8.3.1.1. The proposed cable is to be buried underground and upon completion of the works, the ground is to be re-instated back to its original condition. Therefore, the development will have limited impact upon the character and appearance of the area.

9. Conclusion

9.1. In policy terms the proposal is considered compliant, it is recommended that the application should be **approved subject to the imposition of conditions**.

RECOMMENDATION:

Approval with Conditions.

RECOMMENDED CONDITIONS:

- 1. The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this permission.
REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

- 2. The development, hereby permitted, shall be carried out in accordance with the submitted approved plans Dwg;
Site Plan - Received 28/09/2023
Location Block Plan - Received 28/09/2023
Layout Plan (Electricity North West Original Plan dated - 25/04/2023) and received 04/10/2023
REASON: For the avoidance of doubt and to ensure a satisfactory standard of development.

- 3. Within one month of the completion of underground cabling works, the surface of the car park shall be reinstated to its former condition.
REASON: To ensure that the car park can be used effectively, and that the development does not have a detrimental effect on highway safety and the free flow of traffic in the vicinity of the site, in accordance with policy G17 in the South Ribble Local Plan.

RELEVANT POLICY

NPPF	National Planning Policy Framework
POLB1	Existing Built-Up Areas
3	Travel (Core Strategy Policy)
28	Renewable and Low Carbon Energy Schemes (Core Strategy Policy)
G17	Design Criteria for New Development

Note:

- 1. The grant of planning permission will require the developer to obtain the appropriate permits to work on, or immediately adjacent to, the adopted highway network. The applicant should be advised to contact Lancashire County Council's Highways Regulation Team, who would need a minimum of 12 weeks' notice to arrange the necessary permits. They can be contacted on lhsstreetworks@lancashire.gov.uk or on 01772 533433.

