
Site Address:	Petrol Service Station, Elettra Avenue, WaterlooVille, PO7 7XW		
Proposal:	Installation of 2No. rapid electric vehicle charging stations.		
Application No:	APP/17/00979	Expiry Date:	02/11/2017
Applicant:	Mr Hick InstaVolt Limited		
Agent:		Case Officer:	Emma Chisnall
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is situated within a business park which is spacious and contains various other businesses including storage and factory uses. The site is accessed either from Hambledon Road via the petrol station opening or from Elettra Avenue via the roundabout. The existing petrol station is positioned parallel to Hambledon Road and therefore has a prominent view from the highway although it is acknowledged that it is separated by a pavement and green space between them. To the east of the site is a residential area.
- 1.2 The proposed development would be positioned to the east of the application site and would not result in the need for an additional entrance into the site. The works shall consist of two parking bays, two charging units and one feeder pillar all of which are modest in size and would provide an area for electric cars to be charged.

2 Planning History

08/71611/000 - Installation of an ATM., PERM,27/06/2008
08/71611/001 - Display of an internally illuminated static ATM sign., PERM,27/06/2008
94/53090/012 - Formation of new egress onto Hambledon Road (B2150).
(Application relates to Land adjoining WaterlooVille Swimming Pool)., REF,22/03/1994
94/53090/013 - Proposed new egress to Hambledon Road, REF,
95/53090/014 - Proposed new egress to Hambledon Road., WD,29/11/1995
95/53090/015 - Proposed new egress onto Hambledon Road (B2150)., ,29/11/1995

3 Proposal

Installation of 2No. rapid electric vehicle charging stations.

4 Policy Considerations

National Planning Policy Framework 2012

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS14	(Efficient Use of Resources)
CS16	(High Quality Design)
DM10	(Pollution)
DM11	(Planning for More Sustainable Travel)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
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Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Highways Engineer

The highway authority have no adverse comment to this application.

Estates Team:

With reference to APP/17/00979, the Estates Team has no adverse comment. I would however advise that in addition to planning consent, the applicant will need to apply for any Landlord's consent that may be necessary under the terms of its lease.

Planning Officer Comment: An informative shall be included with the decision to make the applicant aware of this.

Environmental Health:

No adverse comment to the application.

this development would be positively supported by policy CS16, particularly part (6). From an Air Quality perspective, the addition of rapid EV charging facilities is regarded to be a positive step in the transition to a more sustainable vehicle fleet mix to deliver improvements in local air quality. The high specification of the units is noted, and is welcome - ability to cope with high capacity charging needs within a reasonable time period is considered essential for the development to be likely to be a success. The station is also noted to be well situated for access from pass-by & diverted vehicle trips. I fully support the proposals, and would recommend the proposals for approval.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 22

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Impact on the highway
- (v) Pollution

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. The proposed electric charging station shall be a new addition to the existing petrol station in place along Hambledon Road. Due to the increasing need of electric service stations and that it shall be positioned within a site already with a use to refueling cars, it is considered that the principle of the development is acceptable subject to planning conditions.

7.3 Policy CS14 supports efficient use of resources and as an alternative sustainable source of energy the principle of the proposal should be supported. Furthermore Policy DM11 seeks to encourage integration of sustainable travel modes which this proposal is considered to comply with.

7.4 The proposal promotes a sustainable mode of travel and is considered to offer an improvement to the Borough in terms of travel and therefore should be supported.

(ii) Impact upon the character and appearance of the area

7.5 The proposed development shall be positioned to the east of the site within an area of green space that forms a verdant break between Hambledon Road and the existing petrol station. The green space is on an incline to the east and therefore the works situated within it shall not be as visually prominent due to the varying land level providing modest screening.

7.6 The development itself is modest in size and shall accommodate two parking spaces with the two charging points, feeder pillar and signs measuring approximately 8.965m deep by 5.08m wide. Due to the location of the site and that the works shall be situated within an area with a use consisting of re-fueling cars the development is considered, on balance, to not contribute to a significant adverse visual impact. The works can be considered to be acceptable.

(iii) Impact upon residential amenity

7.7 The proposed charging station is considered to be set sufficiently away from the dwellings to the east and further separated by the highway of Hambledon Road and green verge. It is also noted that the verge is on an incline and therefore due to the varying land levels the works shall be partially screened. Therefore on balance the works are considered to result in a limited and acceptable impact.

(iv) Impact on the highway

- 7.8 The highways team have been consulted in regards to the development and no objection has been raised. The works do not involve illumination and are set off from the highway and therefore highway safety is considered to be protected and maintained as a result.

(v) Pollution

- 7.9 The proposal would encourage sustainable travel and it is considered that the installation of an electric service station is a welcomed addition to the petrol station site. Environmental Health have been consulted and consider that the proposal would lead to better air quality in the area and would be a positive step in the transition to a more sustainable vehicle fleet mix. No objections have been raised and it is considered that the development brings a positive improvement to the site whilst encouraging a cleaner source of energy. Therefore the development is considered to be acceptable.

8 Conclusion

- 8.1 The development is considered to provide a sustainable alternative fueling option to the Borough and is supported by policies CS16, CS14 and DM11. Furthermore, the works are considered to not look out of character nor cause a negative impact to neighbouring dwellings and as such should be supported and be granted planning permission.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00979 subject to the following conditions:-

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:
Location Plan: Drawing No 10056-0005_02 Rev A
Site Location Plan: Drawing No 10056-0005_03 Rev A
Express Charging Station: Received 07.09.2017
Proposed Instavolt Sign: Drawing No 10056-0005_06 Rev A
Proposed View Plan: Received 07.09.2017
Floor Plan: Drawing No 10065-0005_01-PL Rev A
Charging Unit Elevation Plan: Drawing No 10056-0005_04 Rev A
Feeder Pillar Elevation Plan: 10056-0005_05 Rev A
Reason: - To ensure provision of a satisfactory development.