

DELEGATED OFFICER REPORT

Site Address:	McDonalds Restaurant, Larchwood Avenue, Havant		
Proposal:	Proposal for the installation of three rapid electric vehicle charging stations and ancillary equipment within the car park of McDonalds, Havant. This planning application will overwrite the previous, ref: PP-12722617 (APP/24/00019) due to a change of location within the car park.		
Application Type:	Full Planning Permission	Expiry Date:	12 th August 2025
Application No:	APP/25/00527	Case Officer:	Richard Hawkey
Applicant:	Miss Hawkins, Instavolt Ltd		
Agent:			
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site comprises a McDonalds Restaurant with a drive thru located on Larchwood Avenue, Havant. The building has a flat roof with brickwork and glass panelling. To the north of the site is the B2150 and Hulbert Road roundabout and to the south is the ASDA superstore. There is car parking to the south of the site.

2 Planning History

05/70403/000 - Change of Use from car park to motorcycle compulsory basic training school and stationing of container., PERM,15/06/2005

07/70403/001 - Renewal of temporary Planning Permission 05/70403/000 for change of use of car park to motorcycle compulsory basic training school and stationing of container., TPP,22/05/2007

APP/10/00139 - Renewal of temporary Planning Permission 07/70403/001 for change of use of car park to Motorcycle Compulsory Basic Training School and stationing of container. , PERM,17/12/2010

APP/11/00993 - Construction of freestanding restaurant with drive-through, car parking and associated landscaping. PERM 16/10/2012 Officer Comment: **This is the consent for the currently existing building**

APP/11/01232 - Display of 1No. illuminated totem sign. (Re-submission.), PERM,02/04/2012 APP/11/01233 - Display of 1No. illuminated freestanding directional sign. (Re-submission.), REF,02/04/2012

APP/11/01234 - Display of 7No. illuminated fascia signs. (Re-submission.), PERM,02/04/2012

APP/11/01164 - Application to carry out tree works including various pruning works and selective felling of trees, subject to TPO 0908., PERM,11/10/2011

APP/12/00468 - Demolition of existing single storey pre-fabricated building and construction of new single storey extension and open-sided metal canopy to house Home Shopping hub. (Revised application.), PERM,29/06/2012

APP/14/00735 - Discharge of Condition No3 of Planning Permission APP/14/00255., PERM,16/10/2014

APP/16/00876 - Display of 4No. illuminated fascia signs; 1No. illuminated totem sign; 3No. illuminated panel signs; 11No. non-illuminated directional signs., PERM,17/02/2017

APP/16/00875 - The erection of a drive-thru restaurant (Use Class A3/A5), car parking, access, servicing, landscaping, engineering works and ancillary works (approved 17/02/2017). Request to Discharge Conditions 2, 4, 5, 6, 10, 14, 15 and 20 (10.04.2017). Request to Discharge Condition 7 (10.11.2017). Request to Discharge Condition 9 (07.12.17), PERM,17/02/2017

APP/17/01161 - Display of 1 No. internally illuminated pole sign, 1 No internally illuminated menu sign and 1 No. vinyl non-illuminated banner sign., PERM,21/12/2017

APP/20/00459 - Display of 1No. internally illuminated static fascia sign to south, west and east elevations of Petrol Filling station forecourt canopy including "ASDA" light boxes and florescent strip., PERM,16/07/2020

APP/20/00865 - Display of 4No. internally illuminated free standing signs and 1No. internally illuminated digital LCD screen., PERM,12/11/2020

APP/21/00042 - Erection of two rapid electric vehicle charging stations within the car park. Two existing parking spaces will become EV charging bays, along with associated equipment., PERM,18/02/2021

APP/24/00019 Installation of 2No. rapid electric vehicle charging stations within the car park. 3No. existing parking spaces will become 2No. EV charging bays, along with associated equipment. PERM 10/04/24

3 Proposal

The proposal is for the installation of three rapid electric vehicle charging stations and ancillary equipment within the car park at McDonalds, Havant. This is a revision to an earlier consent where permission was granted under ref: APP/24/00019 for two charging stations in an almost identical location to that now proposed.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS14 (Efficient Use of Resources)

CS16 (High Quality Design)

DM10 (Pollution)

DM11 (Planning for More Sustainable Travel)

DM14 (Car and Cycle Parking on Development (excluding residential))

DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

No comments received but during the officer site visit it was noted that no trees would be impacted by this proposal.

Climate Change Coordinator

Application is supported. It is positive to see the scheme accommodating three rapid chargers and amending the car parking spaces to be wider to accommodate these.

Ecologist, Planning Policy Team

Proposal for the installation of three rapid electric vehicle charging stations and ancillary equipment within the car park of McDonalds, Havant. This planning application will overwrite the previous, ref PP-12722617 (APP/24/00019) due to a change of location within the car park. McDonalds Restaurant, Larchwood Avenue, Havant, PO9 3BF

Thank you for consulting me on this application. I am satisfied that the proposal would not be likely to result in impacts to ecological features. The stated de minimis exemption for mandatory Biodiversity Net Gain (BNG) is valid. No further information is required.

Environmental Health Manager, Community Group

There are no objections to the above planning app from E Health Commercial Team.

Hampshire Highways

The Highway Authority raise no objection to the proposals. It should be noted by the Planning Authority however that the provision of the electric vehicle charging bays reduces the overall parking quantum by 1 space and as Parking Authority Havant Borough Council should be satisfied that the parking provision remains sufficient for the site

Southern Gas Network

No comments received.

Councillor Liz Fairhurst – Bedhampton

No comments received.

Councillor Michael Lind

No comments received.

Councillor Phillipa Gray

No comments received.

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: 15

Number of site notices: 3

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) Appropriateness of design and impact on the character of the area
- (iii) Impact upon residential amenity
- (iv) Highways and parking matters
- (v) Impact on trees
- (vi) Drainage and gas infrastructure matters
- (vii) Biodiversity Net Gain (BNG)

(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.

7.3 Policy CS14 supports efficient use of resources and as an alternative more 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 more sustainable mode of car travel and is considered to offer an improvement to the Borough in terms of travel and therefore should be supported.

(ii) Appropriateness of design and impact on the character of the area

7.5 This proposal is a revision to an earlier scheme for 2 charging points under application ref: APP/24/00019 which was granted consent on 10th April 2024. This current proposal seeks to install three rapid electric vehicle charging stations together with ancillary equipment within the car park at McDonalds on Larchwood Avenue. The red line of this application sits over the red lined application site for the earlier consent and so it would not be possible to implement both consents.

7.6 The charge points would be approximately 2.2 metres high with a depth of 0.66 metres and width of 0.85 metres. The proposal would include one feeder pillar serving the charge points which would be 2.3 metres in height, 0.8 metres in depth and 2.1 metres in length. It would also be green in colour. As with the previous approval, this current proposal (which is very similar in nature and scale) are considered an acceptable addition to the McDonalds frontage and car parking area.

7.7 The design and appearance of the proposal is deemed appropriate in context of the site and its surroundings and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Impact upon residential amenity

7.8 There are no residential properties within proximity to the proposal site.

7.9 It is noted no letters of objection were received with respect to the scheme.

(iv) Highways and parking

7.10 Hampshire Highways Team have been consulted on this proposal and have raised no objection. They have however pointed out that there will be a reduction of one car parking space arising from the proposal. This current proposal does not differ from the recently approved scheme in terms of car parking provision as the same number of spaces would remain to serve the restaurant as approved under APP/24/00019. In that case the proposal was considered acceptable in regard to parking provision and so this new application does not raise any new issues in that respect and is considered acceptable.

(v) Impact on trees

7.11 No comments have been received from the Council's arboricultural officer although it was noted during the officer site visit that there were no trees in the vicinity of the proposal, only low height shrubs. Given this, the proposal is considered acceptable from this point of view.

(vi) Drainage and gas infrastructure matters

7.12 Under the previous consent it was noted that an informative was added to the decision relating to public sewer protection. It is considered that this should also be added to this decision to highlight the proximity of the site to a public sewer. Also, an informative regarding gas pipes is also to be included as an informative for the same reason.

(vii) Biodiversity Net Gain

7.13 The Council's Ecology Officer has confirmed that they are satisfied that the proposal would not be likely to result in impacts to ecological features and that the stated de minimus exemption for Biodiversity Net Gain (BNG) is valid. The proposal is therefore considered acceptable from this point of view.

8 **Conclusion**

- 8.1 The development is considered to provide a sustainable alternative electric charging 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 on the amenities of the surrounding area and as such are supported to be granted planning permission.
-

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/25/00527 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:

Feeder Pillar Elevations Draw.No. 001-27 Rev B received by the Local Planning Authority on 17th June 2025

Equipment Elevations (BYD 160kw Charger) Draw.No. 001-29 Rev C received by the Local Planning Authority on 17th June 2025

Equipment Elevations (BYD 160kw Single Arm Charger) Draw.No. 001-58 Rev A received by the Local Planning Authority on 17th June 2025

Planning Site Layout Draw.No. 10376-0228-01-PL Rev B received by the Local Planning Authority on 17th June 2025

Reason: To ensure provision of a satisfactory development.

3. The external material used shall be as indicated on the submitted forms and hereby approved plans.

Reason: In the interest of the amenities of the area and having due regard to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Other Important Information:

(1)	This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6571.
(2)	Your attention is drawn to the attached information regarding firstly your right to appeal to the Planning Inspectorate, if you are aggrieved by the Council's decision, and secondly the rights of an owner to, in certain circumstances serve a purchase notice on the Council. See www.planningportal.co.uk
(3)	Any failure to adhere to the details of the approved plans, and other documents or to comply with any conditions listed above may lead to enforcement action being taken by the Council. If you wish to depart from the approved details or conditions in any way you should contact the Planning and Development service at the Plaza or by telephoning 023 9244 6015.
(4)	<p>Southern Gas Networks - Overbuild Advisory Note</p> <p>There are a number of risks created by built over gas mains and services; these are:</p> <ul style="list-style-type: none">• Pipework loading - pipes are at risk from loads applied by the new structure and are more susceptible to interference damage.• Gas entry into buildings - pipework proximity increases risk of gas entry in buildings. Leaks arising from previous external pipework able to track directly into main building from unsealed entry.• Occupier safety - lack or no fire resistance of pipework, fittings, or meter installation. Means of escape could be impeded by an enclosed meter. <p>Please note therefore, if you plan to dig, or carry out building work to a property, site, or public highway within our gas network, you must:</p> <ol style="list-style-type: none">1. Check your proposals against the information held at https://www.linsearchbeforeudig.co.uk/ to assess any risk associated with your development and2. Contact our Plant Protection team to let them know. Plant location enquiries must be made via email, but you can phone us with general plant protection queries. See our contact details below: <p>Phone 0800 912 1722 / Email plantlocation@sgn.co.uk</p> <p>In the event of an overbuild on our gas network, the pipework must be altered, you may be temporarily disconnected, and your insurance may be invalidated.</p> <p>Further information on safe digging practices can be found here:</p> <ul style="list-style-type: none">• Our free Damage Prevention e-Learning only takes 10-15 minutes to complete and highlights the importance of working safely near gas pipelines, giving clear guidance on what to do and who to contact before starting any work https://www.sgn.co.uk/damage-prevention

	<ul style="list-style-type: none"> • Further information can also be found here https://www.sgn.co.uk/help-and-advice/digging-safely
(5)	<p>It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.</p>
(6)	<p>In accordance with paragraphs 39-51 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:</p> <ul style="list-style-type: none"> · Offering a pre-application advice service, and · Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and, <p>In this instance your application was acceptable as submitted and no further assistance was required.</p>