

APPLICATION REPORT – FUL/349870/22
Planning Committee 7th December 2022

Registration Date: 27th September 2022
Ward: Chadderton Central

Application Reference: FUL/349870/22
Type of Application: Full

Proposal: Installation of two rapid Electric Vehicle chargers for taxi and PHV only.

Location: Peel Street Car Park, Peel Street, Oldham

Case Officer: Emma Breheny
Applicant: Oldham Council
Agent: Transport for Greater Manchester

INTRODUCTION

The application has been referred to Planning Committee as the Council is the landowner and applicant.

RECOMMENDATION

It is recommended that the application be approved subject to the conditions set out in this report and that the Head of Planning shall be authorised to issue the decision.

THE SITE

The application relates to 4 parking spaces on Peel Street car park.

THE PROPOSAL

The applicant seeks permission to install 2 Electric Vehicle charging points on 4 spaces to the western boundary of the car park.

RELEVANT PLANNING HISTORY

None

RELEVANT PLANNING POLICIES

The 'Development Plan' is the Joint Development Plan Document (Local Plan) which forms part of the Local Development Framework for Oldham. The site is allocated in the Proposals Map associated with this document as within Chadderton Technology Business Employment Area.

As such, the following policies are relevant to the determination of this application:

Policy 1 - Climate Change and Sustainable Development;
Policy 2 – Communities;
Policy 5 - Promoting Accessibility and Sustainable Transport;
Policy 9 - Local Environment;
Policy 14 - Supporting Oldham's Economy; and,
Policy 20 – Design.

CONSULTATIONS

Highways Engineer: No objections.

REPRESENTATIONS

The application has been publicised by means of neighbour notification letters and site notice. No letters of representation were received as a result of this publicity.

PLANNING CONSIDERATIONS

Principle

The application site is located within Chadderton Park Business Employment Area, it forms part of the public car park serving the nearby local centre of Chadderton. In accordance with Policy 5 of the Oldham Local Plan, the Council seeks to promote and encourage infrastructure for modern modes of transport where appropriate.

The National Planning Policy Framework sets out the requirement for Local Authorities to plan development solutions to incorporate charging of plug in and ultra low emission vehicles. Paragraph 112 of the NPPF states that development should be designed to enable charging of such vehicles in safe, accessible and convenient locations.

The car park is an existing public car park and the proposed incorporation of infrastructure to allow for charging points for electric vehicles is acceptable in principle.

General Permitted Development Order

In accordance with Schedule 2 Part 2 Class E of the General Permitted Development Order 2015, the installation of an upstand with an electrical outlet for charging electric vehicles does not require planning permission, subject to meeting conditions within the GPDO.

In this case, the siting of the proposed upstand is within 2 metres of a highway, and as such, the proposal requires planning permission.

This is the only reason the application requires planning permission.

Design and Integration with Local Character

The proposed upstands would be 2.05 metres high overall and 940mm wide. Each upstand would have two charging points.

The proposal would provide for two upstands across 4 spaces which are to be designated for electric vehicles.

In terms of impact on the character of the area, the proposed charging points would not be highly prominent in the street scene and would not have an adverse impact on the character of the street scene as a whole.

Highways

The Highways Engineer has been consulted on the proposal and has raised no objections.

CONCLUSION

The proposal complies with Policies 5, 9 and 20 of the Oldham Local Plan and the guidance set out in the National Planning Policy Framework. It is recommended that the application be approved.

RECOMMENDED CONDITIONS

Grant planning permission, subject to the following conditions:

1. The development must be begun not later than the expiry of THREE years beginning with the date of this permission. REASON - To comply with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
2. The development hereby approved shall be fully implemented in accordance with the Approved Details Schedule list on this decision notice. REASON - For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans and specifications.

Site Location Plan (Not to Scale)

