Development Management – Delegated Officer Report

Application Number: AWDM/0752/23 Recommendation: Approve

Site: Merriman Grange 102 Warren Road Worthing West Sussex BN14 9QX

Proposal: Date of Site Visit: N/A

Neighbours Checked: N/A

Additional neighbour notification: N/A

Proposal, Site and Surroundings

This is a development site where planning permission is in place for a new care home.

Wording is as follows:

Approval of Details Reserved by Condition 10 (EV Charging) of approved application AWDM/1157/21.

"The development hereby approved shall not be occupied until: i) vehicle parking spaces and manoeuvring space has been constructed and provided in accordance with the approved plans, including the provision of 8no. active charging apparatus and cabling for the remainder of the parking spaces. This shall accord with details of the electric vehicle charging cabling and apparatus, including power and charging rating and design, which shall first be submitted to and approved in writing by the Local Planning Authority. ii) Secure cycle parking for at least 8 bicycles has been provided in full accordance with plans and details. The vehicle parking and cycle spaces shall thereafter be retained at all times for use as part of the development hereby approved.

Reason: To provide car-parking space for the use of the development including provision for electric vehicles in accordance with Saved Policy TR9 of the Worthing Local Plan 2003 and policy 19 of the Worthing Borough Council Core Strategy 2011, and to provide alternative travel options to the use of the car in accordance Guidance on Parking at New Developments, May 2019 (Published by West Sussex County Council in August 2019). "

Planning History:

Variation of condition 1 (approved plans) of approved AWDM/0769/20 (Demolition of No's. 106 and 108 and construction of a three and a half storey 82no. bedroom care home (C2 Use) and associated car parking and facilities including works to public right of way) and condition 21 (Sustainability and Air Quality) (Approved 15 September 2021)

Consultations:

WSCC Highways

Response 1 - 13 June 2023

Given the recent changes to the Building Regulations Approved Document S (Infrastructure for the Charging of Electric Vehicles), it may be that the provision of EV charging is now covered under separate legislation to planning. Therefore, WSCC as Highway Authority have no comment to make upon the EV charging provision as a result of this planning application. However, the planning case officer should check whether the development is being built under the old Building Control regulations, in place prior to June 15th 2022, and if they are, it may be appropriate to secure EV charging provision through the planning process.

Response 2 - (following confirmation from officer that the development is being built under the old Building Control Regulations)

Thank you for your note. I have looked at the latest drawings. I don't foresee any concerns with the charging points.

Representations: None

Relevant Planning Policies:

Planning Assessment

The condition requires the following information to be submitted to the local planning authority for written approval

"details of the electric vehicle charging cabling and apparatus, including power and charging rating and design"

The following information was submitted in support of the application

- MEP Services ref: 1777-HCL-ZZ-XX-DR-ME-6000_External Distribution Layout_C04 1777-HCL-ZZ-XX-DR-E-SK03
- Rolec Data Sheet
- Rolec Root Mount Kit

The following additional information was submitted in July 2023.

- Electrical Services: External Electrical Layout HCL-ZZ-XX-DR-E-6000-C05

The proposed eight EV charging points equate to 36.4%, which is slightly above the 33% required in current Parking Guidance (WSCC 2019) for schemes approved in 2021, it also shows the provision of cabling to all other spaces in accordance with the Guidance. The charging rate is up to 7.2kw. Subsequently this is now also a matter for Building Regulations approval.

The EV spaces are located close to the main entrance to the new building, including two for wheelchair user spaces. The information submitted meets the description of the information required by the condition and the local highway authority have not raised any objection to it.

Cycle spaces are in the cycle store building to the rear. An informative can encourage provision of lockable cycle stands or hoops in the upper car park area near the main entrance.

It is noted that the submitted drawings include other details, such as air moving equipment/condensers and lighting, which are subject of other planning conditions. An informative can highlight that the approved details here are only in respect of the EV charging requirements.

Accordingly this application can be approved.

Recommendation.

Approve details subject to the following informative:

1. Scope of Approval

   This decision confirms that the information submitted meets the requirements of the condition. This approval relates only to details pertaining to Electronic Charging details and does not convey or imply approval of other information contained in the plans hereby approved.

   You must also adhere to other parts of the condition in implementing the approved development including compliance requirements in relation to vehicle and cycle parking. In addition to the secure cycle store in the lower /rear car parking area, the applicant is encouraged to provide a few cycle stands or hoops for locking of cycles in the upper car parking area which serves the main entrance to the building.

Is recommendation contrary to letter(s) of representation? N

Case Officer: Neil Holdsworth Date: 24/08/2023

Authorised by: Stephen Cantwell Date: 30/10/2023