

## **INFORMATION RECEIVED SINCE PREPARATION OF REPORT**

Application number	TWC/2018/0433
Site address	Site of Walkers Clock Service Station, School Road, Muxton, Telford, Shropshire
Proposal	Erection of coffee shop and restaurant with drive thru and associated parking following the demolition of existing car wash facilities ***Amended Site Layout, Transport Statement, Arboricultural Impact Assessment, Amended Elevations***
Recommendation	Full Grant

### **1.0 AMENDMENTS TO TRANSPORT ASSESSMENT**

- 1.1 Since the committee report was published a member of the public identified that the Transport Assessment stated in para 2.4 that the proposals include the provision of electric vehicle charging points (EVCPs) whereas the committee report states under para 8.9.2 that the applicant was not proposing to install EVCPs as part of this application as the applicant is of the view that these would be better suited to the Petrol Filling Station (PFS) than the coffee shop parking area.
- 1.2 The Transport Assessment was correct at the time of publication however subsequently the applicants decided not to include the provision of EVCPs. The Transport Assessment has now been amended to reflect that EVCPs do not form part of the proposal.

### **2.0 OFFICERS COMMENTS**

- 2.1 Under section 38(6) of the Planning and Compulsory Purchase Act 2004, all planning applications must be determined in accordance with the adopted development plan unless material considerations indicate otherwise. The Council has an up-to-date Local Plan that was adopted as recently as January 2018. The revised National Planning Policy Framework (NPPF) is, however, a material consideration that needs to be given weight. The development plan consists of the adopted Telford and Wrekin Local Plan (January 2018). The Development Plan for the Borough is up to date and consistent with the Framework.
- 2.2 The Local Plan has no policies that require the provision of EVCPs in new development. Within Appendix F, which refers to parking standards, paragraph 29 comments that electric vehicle charging infrastructure in new development is encouraged by the Local Planning Authority, where this does not affect the development's overall viability.
- 2.3 Within the NPPF paragraph 105 states that when setting local parking standards for non-residential development, policies should take into account the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles.

- 2.4 Paragraph 110 states that application for development should be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.
- 2.5 The agent for the application has commented that they consider the Petrol Filling Station (PFS) to be the more appropriate location for EVCPs at this location. The documentation submitted with the application indicates that the applicant owns the whole site covering the proposed drive-thru as well as the PFS. The agent has indicated that the fuel station operator has a programme of rolling out electric vehicle charging on their sites. On this basis they do not consider it necessary to install them at the drive-thru also.
- 2.6 On the basis of the above the development is considered to meet the requirements in the Local Plan (Appendix F) and the NPPF.

### 3.0 RECOMMENDATION

- 4.1 Based on the conclusions, it is recommended that **DELEGATED AUTHORITY** be granted to the Delivery Management Service Delivery Manager to **GRANT FULL PLANNING PERMISSION** subject to:

- a) The following Condition(s) and Informative(s) (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager):

#### **Condition(s)**

Time Limit - Full

Development in accordance with Deposited Plans

Drainage Scheme for Surface Water Drainage and Exceedance Flow

Detailed scheme for foul and surface water drainage

Tree Conditions (to be agreed with Council's Arboriculturist)

Construction Environmental Management Plan

Site Investigation Conditions as proposed by Pollution Control

Confirmation of materials

Highways Conditions as proposed by Highways Engineer

Landscaping and Landscaping Management Condition

Details of Litter Collection Regime

Opening hours

Service delivery hours

#### **Informative(s)**

I40 Conditions

I32 Fire Authority

I41 Reason for Grant of Full Planning