

## Delegated Report

**Planning Ref: 25/00620/FUL**  
**Applicant: Mer Charging UK Ltd.**  
**Ward: Hinckley Castle**



Hinckley & Bosworth  
Borough Council

**Site: Tesco Express 165 - 167 London Road Hinckley**

**Proposal: Installation of 1no. feeder pillar and 1no. power stack to support an ultra-rapid Electric Vehicle charger**

**Case Officer: Zahra Jam-Rotbeh**

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### **1. Recommendations**

#### **1.1. Grant planning permission subject to:**

- Planning conditions outlined at the end of this report

### **2. Planning application description**

- 2.1. This full planning application seeks planning permission for an Installation of 1no. feeder pillar and 1no. power stack to support an ultra-rapid Electric Vehicle charger at Tesco Express, 165 - 167 London Road, Hinckley. The proposal would be located at the Tesco Express existing car parking.
- 2.2. The proposed equipment includes one Kempower S-Series dual charger satellite, measuring 2.1 metres in height, 0.5 metres in width, and 0.44 metres in depth.
- 2.3. As part of the application, one charging unit measuring 21.95 metres in length, 0.65 metres in width, and 0.84 metres in depth is proposed, along with one feeder pillar measuring 2 metres in height, 2.1 metres in width, and 0.8 metres in depth.
- 2.4. The proposed car parking layout includes 2 electric vehicle charging spaces, 1 disabled parking space, and 20 standard parking spaces, resulting in a reduction of 1 parking space compared to the existing provision.

### **3. Description of the site and surrounding area**

- 3.1. The site forms part of an existing Tesco Express car park located approximately 1km southeast of Hinckley Town Centre. Surrounding the immediate vicinity of the site to the north, south and west are residential dwellings.
- 3.2. A railway track runs adjacent to the site to its east and southeast, with an industrial estate and petrol station beyond it. Access to the site is achieved via the B4669 which provides direct access to the M69. This road provides direct links to both Leicester and Coventry.

### **4. Relevant planning history**

#### **99/00849/FUL**

- EXTENSION TO RETAIL PREMISES
- REF
- 27.04.2000

#### **06/01360/FUL**

- DEMOLITION OF EXISTING STORE AND ERECTION OF REPLACEMENT STORE

- PER
- 19.01.2007

**07/01136/FUL**

- ERECTION OF REPLACEMENT CONVENIENCE STORE (AMENDED DESIGN TO APPLICATION NO 06/01360/FUL)
- PER
- 22.11.2007

**08/00317/FUL**

- ERECTION OF CONVENIENCE STORE (AMENDED SCHEME TO 07/01136/FUL)
- PER
- 30.05.2008

**08/00747/FUL**

- ERECTION OF WASTE RECYCLING UNIT
- PER
- 08.09.2008

**14/00875/CONDIT**

- Variation of condition 17 of planning permission 08/00317/FUL to change the opening times
- PER
- 03.11.2014

**5. Publicity**

- 5.1. The application has been publicised by sending out letters to local residents.
- 5.2. No responses have been received as a result of public consultation.

**6. Consultation**

- 6.1. No objection has been received from Local Highway Authority and HBBC ES Pollution.

**7. Policy**

- 7.1. Core Strategy (2009)
  - Policy 1: Development in Hinckley
- 7.2. Site Allocations and Development Management Policies (SADMP) DPD (2016)
  - Policy DM1: Presumption in Favour of Sustainable Development
  - Policy DM10: Development and Design
  - Policy DM17: Highways and Transportation
  - Policy DM18: Vehicle Parking Standards

7.3. National Planning Policies and Guidance

- National Planning Policy Framework (NPPF) (2024)
- Planning Practice Guidance (PPG)

7.4. Other relevant guidance

- Good Design Guide (2020)
- National Design Guide (2019)
- Leicestershire Highway Design Guide (2024)

**8. Appraisal**

8.1. The installation of electric vehicle chargers and supplementary equipment within settlement boundaries is generally considered to be sustainable development in principle. The key issues in respect of this application are therefore:

- Design and impact upon the character of the surrounding area
- Impact upon residential amenity
- Impact upon highways and parking provision

Design and impact upon the character of the surrounding area

8.2. Policy DM10 of the adopted SADMP requires new development to complement or enhance the character of the surrounding area with regard to scale, layout, mass, design, materials and architectural features and for building material to respect existing/neighbouring buildings and the local area generally.

8.3. The electric vehicle charging infrastructure will be installed within the Tesco Express car park, near the entrance from the B4669 road. Given the presence of nearby traffic lights and surrounding commercial uses, the installation is not expected to harm the streetscene. Furthermore, the equipment does not obstruct any building views and is therefore not considered to have an adverse impact on the design or character of the surrounding area.

8.4. The proposal is therefore considered to be in accordance with Policies DM10 of the SADMP, the general principles of the adopted Good Design Guide, and NPPF.

Impact upon the residential amenity

8.5. Policy DM10 of the adopted SADMP requires that development would not have a significant adverse effect on the privacy or amenity of nearby residents and occupiers of adjacent buildings and the amenity of occupiers of the proposed development would not be adversely affected by activities within the vicinity of the site.

8.6. The property most likely to be affected by the proposal is No. 155 London Road. Although there is a side window on the east elevation of this property, the height and scale of the charging pillars and feeder are such that they will not obstruct or impact the window. Therefore, the proposal is not considered to have any adverse impact on residential amenity.

8.7. The proposal is therefore considered to be in accordance with Policies DM10 of the SADMP, the general principles of the adopted Good Design Guide, and NPPF.

Impact upon highways and parking provision

- 8.8 Policy DM18 of the adopted SADMP seeks to ensure an appropriate level of parking provision of appropriate design.
- 8.9 Policy DM17 of the adopted SADMP seeks to ensure that there is not a significant adverse impact upon highway safety; and in the case of development that generates significant movement.
- 8.10 In accordance with the HBBC Good Design Guide, high-quality commercial developments should promote inclusive accessibility and support a range of sustainable transport options. The guide specifically encourages the integration of electric vehicle charging points from the outset of development. The existing car park currently lacks such facilities. This proposal introduces electric charging infrastructure, which will enhance the overall quality of the commercial site by improving accessibility and supporting a wider range of vehicle types.
- 8.11 The proposed development will be located on an existing area of hardstanding currently used for parking at Tesco Express. It does not involve the creation of additional parking spaces or an expansion of the hardstanding area. However, one standard parking space will be removed to accommodate the installation of the charging equipment. This minor reduction is not considered to have any adverse impact on highway safety or the overall adequacy of parking provision.
- 8.12 Considering above, the proposal is to be in accordance with Policy DM17 and DM18 of the adopted Site Allocations and Development Management Policies (SADMP) document, as well as the standards set out in the Leicestershire Highway Design Guide (2024).

## **9. Equality implications**

- 9.1 Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states:-
- (1) A public authority must, in the exercise of its functions, have due regard to the need to:
    - (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
    - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
    - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 9.2 Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application.
- 9.3 There are no known equality implications arising directly from this development.
- 9.4 The decision has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including General Data Protection Regulations (2018) and The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

## **10. Conclusion**

- 10.1. The proposal is for the installation of 1no. feeder pillar and 1no. power stack to support an ultra-rapid electric vehicle charger within the settlement boundary of Hinckley where there is a general presumption in favour of sustainable development as set out in Policy DM1 of the adopted SADMP and the overarching principles of the NPPF.
- 10.2. By virtue of its siting, scale, design it is considered that the proposal would respect and complement the character and appearance of the existing streetscene and is considered to be in accordance with Policies DM1, DM10, DM17 and DM18 of the adopted SADMP, the general principles of the adopted Good Design Guide, the NPPF (2024) and is therefore recommended for approval subject to conditions.

## **11. Recommendation**

### **11.1 Grant planning permission subject to:**

- Planning conditions outlined at the end of this report

### **11.2 Conditions and Reasons**

1. The development hereby permitted shall be begun before the expiration of three years from 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 the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows: Site Location Plan, Drg No. HNCK\_XXXX-CHQ-Z07-00-PL-A-0001, Proposed Site Plan, Drg No. HNCK\_XXXX-CHQ-Z07-00-PL-A-0003, along with the Application form received by the local planning authority on 25 June 2025.

**Reason:** To ensure a satisfactory form of development in accordance with Policies DM1, DM10, DM11 and DM12 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

### **11.3 Notes to applicant**

1. The approved development may require Building Regulations Approval, for further information please contact the Building Control team via e-mail at [building.control@blaby.gov.uk](mailto:building.control@blaby.gov.uk) or call 0116 272 7533.