

Substantive response of the Local Highway Authority to a planning consultation received under The Development Management Order.



Response provided under the delegated authority of the Director of Environment & Transport.

APPLICATION DETAILS

Planning Application Number: 25/00087/REM

Highway Reference Number: 2025/0087/04/H

Application Address: Factory Units 23 Wood Street Hinckley Leicestershire LE10 1JQ

Application Type: Reserved Matters

Description of Application: Approval of reserved matters (landscaping and layout) of outline planning permission 22/00695/HYB for the demolition of existing factory building and erection of a residential building comprising up to 12 residential units.

GENERAL DETAILS

Planning Case Officer: Emma Baumber

Applicant: Mr Karl Maughan

County Councillor: Cllr Stuart Bray

Parish:

Road Classification: Adopted Unclassified

Substantive Response provided in accordance with article 22(5) of The Town and Country Planning (Development Management Procedure) (England) Order 2015:

The Local Highway Authority Advice is that, in its view, the impacts of the development on highway safety would not be unacceptable, and when considered cumulatively with other developments, the impacts on the road network would not be severe. Based on the information provided, the development therefore does not conflict with paragraph 116 of the National Planning Policy Framework (2024), subject to the conditions and/or planning obligations outlined in this report.

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) has been consulted by the Local Planning Authority (LPA), Hinckley & Bosworth Borough Council (HBBC), on a planning application which seeks the:

'Approval of reserved matters (landscaping and layout) of outline planning permission 22/00695/HYB for the demolition of existing factory building and erection of a residential building comprising up to 12 residential units.'

The proposals are at Factory Units 23 Wood Street Hinckley Leicestershire LE10 1JQ.

This is a reserved matters application which follows on from the previous outline application which was permitted as part of 22/00695/HYB - Hybrid planning application comprising: Outline application (access, appearance and scale to be considered) for the demolition of existing factory building and erection of a residential building comprising up to 12 residential units; a Full

application comprising the change of use of the existing factory building to residential including the addition of an extra storey and comprising 14 residential units. 22/00695/HYB was granted permission by the LPA on 28 August 2024.

The LHA have reviewed the following documents as part of this report:

- Application Form;
- Site Location Plan;
- As Proposed Plans, drawing number 24/110 P02; and
- Site layout_Reserved Matters, drawing number 24/11004b.

Site Access

Access to the site as shown on 'Site layout_Reserved Matters', drawing number 24/11004b appears to be the same arrangement previously accepted by the LHA as part of 22/00695/HYB.

Internal Layout

Having reviewed the drawing 'As Proposed Plans drawing number 24/110 P02 (floor plan)', it is noted that whilst the mix of one and two bedrooms dwelling differs from the outline application granting under 22/00695/HYB, the off-street parking requirement remains the same.

Drawing 'Site layout_Reserved Matters', drawing number 24/11004b shows 29 off-street parking spaces would be provided within the site. This is the same as per the previous arrangement and considered acceptable to the LHA as part of outline application granted under 22/00695/HYB.

Public Rights of Way (PRoW) V8

The western boundary of the intended construction site adjoins public right of way Footpath V8 which is an urban alley between Wood Street and Castle Street. Compared to the original 22/00695/HYB application, the submitted 'Site Layout Reserved Matters', drawing number 24/11004b has more detail on the intended western boundary. In general, the intention is to replace fencing and walls on a like-for-like basis. The Applicant should familiarise themselves with the informatives at the foot of this report.

For the reasons set out above, the LHA would not seek to object to the proposals subject to the following condition.

Conditions

1. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with Site layout_Reserved Matters, drawing number 24/11004b. Thereafter the onsite parking and turning provision shall be kept available for such uses in perpetuity.

REASON: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally and to enable vehicles to enter and leave the site in a forward direction in the interests of highway safety and in accordance with the National Planning Policy Framework (2024).

Informatives

- Planning Permission does not give you approval to work on the public highway. Therefore, prior to carrying out any works on the public highway you must ensure all necessary licences/permits/agreements are in place. For further information, please telephone 0116 305 0001. It is an offence under Section 148 and Section 151 of the Highways Act 1980 to deposit mud on the public highway and therefore you should take every effort to prevent this occurring.
- The Public Right(s) of Way must not be re-routed, encroached upon or obstructed in any way without authorisation. To do so may constitute an offence under the Highways Act 1980.
- The Public Right(s) of Way must not be further enclosed or made narrower in any way without undertaking discussions with the Highway Authority (0116) 305 0001.
- If the developer requires a Right of Way to be temporarily diverted, for a period of up to six months, to enable construction works to take place, an application should be made to networkmanagement@leics.gov.uk at least 12 weeks before the temporary diversion is required.
- Any damage caused to the surface of a Public Right of Way, which is directly attributable to the works associated with the development, will be the responsibility of the applicant to repair at their own expense to the satisfaction of the Highway Authority.

Date Received
11 February 2025

Case Officer
Neal Chantrill

Reviewer
BD

Date issued
27 February 2025