

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: 23/01048/FUL

Highway Reference Number: 2023/1048/04/H

Application Address: Land Off Hall Lane Hall Lane Odstone Leicestershire

Application Type: Full

Description of Application:

Change of use of a building from agricultural to residential and associated works

GENERAL DETAILS

Planning Case Officer: Matt Jedruch

Applicant: B&C Lampard Partnership

County Councillor: Bertie Harrison-Rushton

Parish: Shackerstone

Road Classification: Unadopted / Private

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 111 of the National Planning Policy Framework (2023), subject to the conditions and/or planning obligations outlined in this report.

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) is in receipt of a consultation for a full application for a change of use of a building from agricultural to residential and associated works.

Site Access

The applicant is proposing to access the property off a private track owned by the applicant, the access point of which is on Hall Lane. Hall Lane is a classified C road subject to a 30 mph speed limit.

Based on Part 3, Figure DG20 of the Leicestershire Highway Design Guide, ([LHDG] available at

<https://resources.leicestershire.gov.uk/lhdg>) for an access serving between 1 dwelling, a minimum effective width of 2.75 metres should be provided, with an additional 0.5 metre strip on each side bound by a wall/ hedge/ fence etc. The existing access width measures approximately 4.5 metres, therefore the LHA deem this in accordance with our guidance.

Highway Safety

Based on records available to the LHA, there have been no Personal Injury Collisions recorded along Hall Lane within the last five years. The LHA therefore advise there are no pre-existing highway safety concerns in the vicinity of the site which could be exacerbated by the proposed development.

Trip Generation

The LHA accept the findings of the applicant that whilst the proposed development will create a number of vehicle movements from the change of use application - these can be offset against those from its existing lawful use as an agricultural building.

Internal Layout

The internal layout of the proposals are detailed on Andrew Large Surveyors Ltd Proposed Site Layout. The submitted application form indicates that the proposed development would consist of one x 3 bed dwelling. On this basis, the development would require two car parking spaces. The aforementioned Proposed Site Layout plan shows two car parking spaces provided. On this basis, the LHA consider it is unlikely the proposals would lead to an increase in on-street parking in the area.

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 Andrew Large Surveyors Ltd Proposed Site Layout. Thereafter the onsite parking (and turning) provision shall be kept available for such use(s) 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 (2023).

Date Received
15 November 2023

Case Officer
Oliver Rivera

Reviewer
BD

Date issued
22 November 2023