

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: 23/00558/FUL

Highway Reference Number: 2023/0558/04/H/R1

Application Address: The Olde Stables Veros Lane Nailstone Leicester Leicestershire CV13 0QF

Application Type: Full

Description of Application:

Re-consultation. Change of use of agricultural land to private garden use. (retrospective)

GENERAL DETAILS

Planning Case Officer: Sullivan Archer

Applicant: Mrs Teresa Brearley

County Councillor: Bertie Harrison-Rushton

Parish: Nailstone

Road Classification: Class C

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).

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) previously advised additional information was required in respect of the proposals within its observations dated 18 July 2023, notably:

- Clarification as to the number of daily visitors to the site as well as maximum number of attendees at events.
- Further consideration of vehicle parking and where this would be accessed from.

The LHA has reviewed an e-mail from the Local Planning Authority dated 3 August 2023, which includes a response from the Applicant in respect of the LHA's comments.

Site Access

The Applicant has advised that the Veros Lane will not be used for access and the area close to the access has been seeded with wildflowers, with the Applicant also intending to plant some trees. The LHA welcomes the confirmation that Veros Lane will not be used for access for community use and these observations are provided specifically on that basis.

All access to the area to be used for community use would be via the Applicants existing driveway between 20-24 Main Street. It is understood parking would not be provided within the site and therefore the use of the access would not be intensified by vehicular traffic.

Further clarification has been provided in respect of the level of usage and events.

Gardening Group

It is understood this is likely to comprise of between four and eight people visiting together once a week during March – September. The Applicant states the village is small enough for all participants to walk to 30-32 Main Street – which is in the centre of the village.

There is no requirement to bring gardening tools, except for hand tools, which are easily carried and so far, the gardening group have completed several projects around the village and no one used vehicles to attend.

Given the above, the LHA consider the gardening club is unlikely to lead to a significant level of on-street parking.

Community Use

The Applicant has advised the following:

- Christmas light switch on event
 - For the past 2 years, the Applicant has held an event on thier existing garden
 - The maximum number of attendees has been approx. 60 people
 - No one used a car to attend the event
- Bonfire event (no fireworks)
 - Previous event generated approx. 40 people to site
 - Two cars were parked on main street (outside 30-32) – these were personal friends of the Applicant, who live outside the village
- Summer Garden Party
 - This event has yet to be scheduled by the Applicant, and is likely to be a fund raising event for the Gardening Group. It is anticipated approx. 60 people will attend
 - The invitation will state that access is via Main Street, and it will request that people walk to the event
 - An offer will be made to collect and return those who are unable to walk
 - Where people are insistent on using cars – parking is available along Main Street
 - Neighbours along Main Street are also willing to offer their driveways for additional parking, if required

The Applicant has also advised that if the pub within the village re-opens next year, this is likely to become the central hub for the above events.

The LHA have considered the above and while it could not be guaranteed the pub would hold such events in future years, on balance, the LHA consider that the proposed events are similar to other events held within villages and towns across the county. They also appear to be held on an ad-hoc basis and very low frequency, stated in the application form as being approximately four events per year. While the Applicant is not providing parking on-site and the LHA is therefore unable to advise a condition for any level of parking provision, it is accepted that the proposals appear to be for village events and the site is located centrally to the village, within an approximate 500m walk from all properties. It is therefore considered reasonable to conclude that a large number of residents would walk to/ from the site.

Informative

- To erect temporary directional signage you must seek prior approval from the Local Highway Authority in the first instance (telephone 0116 305 0001).

Date Received
15 September 2023

Case Officer
Ben Dutton

Reviewer
DH

Date issued
15 September 2023