

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: 23/00326/FUL

Highway Reference Number: 2023/0326/04/H/R2

Application Address: Osbaston House Farm Lount Road Osbaston Nuneaton Leicestershire CV13 0HR

Application Type: Full

Description of Application:

Re-consultation. Change of use of land to from agriculture to dog walking field (Class E) with associated fencing and car parking

GENERAL DETAILS

Planning Case Officer: David Spring

Applicant: Mr William Oliver

County Councillor: Bertie Harrison-Rushton

Parish: Osbaston

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 111 of the National Planning Policy Framework (2021), subject to the conditions and/or planning obligations outlined in this report.

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) have been re-consulted on full application 23/00326/FUL which is for the change of use of land from agriculture to dog walking field (Class E) with associated fencing and car parking. The proposals are at Osbaston House Farm, Lount Road, Osbaston, Leicestershire, CV13 0HR.

The LHA previously responded to the Local Planning Authority (LPA) on 5 June 2023 and the 26 July 2023 requesting further information, this included details of the following:

- Operating hours;
- Booking management (every hour / half hour);
- Will there be an overlap of customers/vehicles during changeovers;
- The amount of dogs/owners on-site at any one time (individual/group bookings).

Trip Generation

In response to the LHA's observations the Applicant has provided a letter authored by Ian Pick Associated Ltd dated 26 July 2023. Contained within the letter the following information has been provided.

'The operation of the project will be controlled by a web-based booking system. Customers will book and pay for a time slot on the website, and this will provide a keypad access code to the dog field. Time slots will be for an hour, and there will be a maximum of 1 customer allowed within the site for each time slot. The development will be open between the maximum hours of 06.00 and 20.00 but limited to daylight hours depending on the time of year.'

The above proposals could lead to 28 (two-way) trips per day, including an additional two trips during the AM/PM peaks. As such the LHA would not be able to demonstrate the proposals would have a severe impact on the highway contrary to Paragraphs 110 and 111 of the National Planning Policy Framework (NPPF) 2021.

Internal Layout

The LHA have reviewed 'Site Plan A1', drawing number IP/AHO/02 and make the following comments.

Taking the trip generation information into account, the LHA are satisfied the Applicant has provided off-street car parking in accordance with Paragraphs 3.151 (Quantum of Spaces), 3.165 (Parking Space Dimensions) and Figure DG13 (On-site Turning) of Part 3 of the Leicestershire Highway Design Guide (LHDG).

As such, the LHA would not seek to resist the proposals in these site specific circumstances subject to conditions.

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 Plan A1, drawing number IP/AHO/02. 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 (2021).

2. No part of the development hereby permitted shall be occupied until such time as vehicular visibility splays of 2.4 metres by 200 metres to the west and 2.4 metres by 120 metres to the east have been provided at the site access as demonstrated on Access Details A1, drawing number IP/AHO/04. These shall thereafter be permanently maintained with nothing within those splays higher than 0.6 metres above the level of the adjacent footway/verge/highway.

REASON: To afford adequate visibility at the access to cater for the expected volume of traffic joining the existing highway network, in the interests of general highway safety, and in accordance with the National Planning Policy Framework (2021).

Date Received
27 July 2023

Case Officer
Neal Chantrill

Reviewer
DH

Date issued
7 August 2023