

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: 23/00449/FUL

Highway Reference Number: 2023/0449/04/H

Application Address: Land Corner Of Crofters Vale Pk And Main Street Barlestone Leicestershire

Application Type: Full

Description of Application: Proposed installation of 3no park homes to existing site with associated parking and landscaping

GENERAL DETAILS

Planning Case Officer: Mohammad Islam

Applicant: Mr Charles Quinn

County Councillor: Ross Hills

Parish: Barlestone

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 (2021), subject to the conditions and/or planning obligations outlined in this report.

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) are in receipt of application 23/00449/FUL for the installation of three park homes at the junction of Main Street and Crofters Vale Park, Barlestone. Crofters Vale Park is an established site offering park homes for the use of retirees.

Site Access

The Applicant proposes no changes to the access onto Main Street which is an adopted, 'C' classified road subject to a 30 mph speed limit.

The LHA are satisfied that the existing access is suitable for the proposed development and that vehicular visibility splays of 36 metres x 2.4 metres have already been secured through Condition 7 attached to approved application reference 22/00083/FUL.

Highway Safety

There have been no recorded Personal Injury Collisions in the previous five years on Main Street or the adjoining Bagworth Road and West End. Therefore the LHA has no pre-existing highway safety concerns at this location.

Internal Layout

The proposed development entails the creation of one x one bedroom dwelling and two x two bedroom dwellings. Stuarth drawing No. 042102-2 Rev.# shows that each dwelling will have one off-road parking space.

Subject to the amendments suggested below the LHA confirm the proposed parking provision is in accordance with Part 3, Paragraph 3.151 of the Leicestershire Highway Design Guide (LHDG).

The LHA note that the parking space for the one bedroom dwelling only measures 4.8 metres in length which is substandard and at present cannot count towards the proposed parking provision.

Part 3, Paragraph 3.165 of the LHDG states spaces should measure a minimum of 2.4 metres x 5.5 metres with an additional 0.5 metre strip for each side bound by a wall/ hedge/ fence etc.

The LHA are of the view that it is possible to rotate the parking space for the one bedroom dwelling so that the above standard can be achieved without compromising the proposed aisle width of six metres.

Contributions

1. The development hereby permitted shall not be occupied until such time as three designated parking spaces, each measuring at least 2.4 metres x 5.5 metres have been implemented. Thereafter the onsite parking provision shall be so maintained 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 in the interests of highway safety and in accordance with the National Planning Policy Framework (2021).

Date Received
18 May 2023

Case Officer
Simon Herbert

Reviewer
BD

Date issued
7 June 2023