

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: 23/00240/FUL

Highway Reference Number: 2023/0240/04/H/R1

Application Address: J K S Shopfitting And Joinery Ltd Workshop Kirkby Moats Farm 14 Newbold
Road Kirkby Mallory Leicester Leicestershire LE9 7QG

Application Type: Full

Description of Application:

Re-consultation. Proposed industrial storage unit

GENERAL DETAILS

Planning Case Officer: David Spring

Applicant: Mr Hall

County Councillor: Ross Hills

Parish: Peckleton

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) have been re-consulted on application 23/00240/FUL which is for the proposed erection of an industrial storage unit. The proposals are at J K S Shopfitting And Joinery Ltd Workshop, Kirkby Moats Farm, 14 Newbold Road, Kirkby Mallory, Leicestershire LE9 7QG. The LHA previously responded to the Local Planning Authority (LPA) on 15 May 2023 requesting further information, this included but may not limited to:

- The Applicant should provide detailed access arrangement drawings;
- Visibility splays drawn in accordance with Table DG4 of Part 3 of the LHDG; and
- Speed survey data if required.

In response to the LHA's observations provided to the LPA the Applicant provided further information in the form of an email dated 10 June 2023. Contained within the email the Applicant stated the following:

'The proposals would not require any extra employment levels or require any additional trips on the highway network. The proposals are for the storage of stock, this means that the Applicant can provide goods to the customer from stock, reducing time between ordering and delivery.'

Taking the above into account the LHA would not seek to resist the proposal subject to the following condition.

Conditions

1. The development hereby permitted shall not be brought into use until such time as the parking and turning facilities have been implemented in accordance with Site Plan drawing number PC504/02. Thereafter the onsite parking and turning provision shall be kept available for such use 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).

Date Received
29 June 2023

Case Officer
Neal Chantrill

Reviewer
BD

Date issued
12 July 2023