

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: 24/00196/FUL

Highway Reference Number: 2024/0196/04/H

Application Address: Temple Hall Farm Bosworth Road Wellsborough Nuneaton Leicestershire
CV13 6PA

Application Type: Full

Description of Application:

Change of use from B8 to commercial unit (Class E - retail counter and showroom area for the display and retail of horticultural machinery)
(Retrospective)

GENERAL DETAILS

Planning Case Officer: Joseph Fleetwood HBBC

Applicant: Coton Machinery

County Councillor: Bertie Harrison-Rushton

Parish: Sheepy

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 115 of the National Planning Policy Framework (December 2023).

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) has been consulted by Hinckley & Bosworth Borough Council as the Local Planning Authority (LPA) on a full planning application for the retrospective 'change of use of a B8 to commercial unit to Class E (retail counter and showroom area for the display and retail of horticultural machinery)' at Temple Hall Farm, Bosworth Road, Wellsborough.

Based on the submitted application form, the internal floorspace subject to the retrospective change of use is 221sqm and the change of use occurred on 1st September 2023.

The LHA is aware of application reference 20/00354/FUL at the site, which was a part retrospective application for the change of use of an agricultural building to commercial use (B8) and relocation of the access. The LHA advised no objection to those proposals, subject to conditions and the application was granted permission by the LPA on 7 February 2022.

The Applicant has submitted a Design & Access Statement (D&AS) dated January 2024, in support of the current proposals, which has been reviewed by the LHA.

Site Access

The Applicant is not proposing any amendments to the existing site access, which is on to Bosworth Road, a C classified road subject to a 50mph speed limit. Improvements to the access arrangements were secured as part of application reference 20/00354/FUL. The LHA has no objection to the use of the existing access.

Highway Safety

Based on available records to the LHA, there have been no recorded Personal Injury Collisions on Bosworth Road within 500m either side of the site access within the last five years.

Trip Generation

The submitted D&AS details the small scale of the sales area and the type of product sold (horticultural machinery) results in few visitors to the premises, with off-season visitors being typically five to six visits per week rising to around 30 visits in peak times. It is also understood that two staff members are employed.

The LHA accepts the proposals are unlikely to have a material impact on the network.

Internal Layout

The Applicant has stated that there are seven car parking spaces available within the site. The LHA believes these are shared with other units within the overall site. Nevertheless, the LHA accepts it is unlikely the proposals would lead to inappropriate parking on the public highway. A turning area has also been highlighted within the red line boundary of the application site and the LHA is satisfied that the proposals are unlikely to result in vehicles reversing to or from the highway.

Date Received
8 March 2024

Case Officer
Ben Dutton

Reviewer
DH

Date issued
21 March 2024