Leicestershire County Council

PLANNING APPLICATION CONSULTATION RESPONSE

Report of the Director of Highways, Transportation & Waste Management to the Planning Authority relating only to the Highway aspects.

DETAILS OF APPLICATION

Planning Ref No: 2009/0473/04
CE/EN Ref: PlanCon* + EN7240
Application Address: Office Rear Of, 83 Church Street, Burbage
Parish: Burbage
Applicant: Central Midlands Estates Ltd.
District Planning Case Officer: Eleanor Shaw
Brief Description of Development: CHANGE OF USE FROM BAKERY TO OFFICE WITH ANCILLARY GROUND FLOOR STORAGE

OBSERVATIONS

(a) On any Improvement lines: None

(b) On Access Arrangements:

New vehicular access:	No	**New pedestrian access:**	No
Altered vehicular access:	No	**Altered pedestrian access:**	No

(c) On effect on Rights of Way: No

(d) On any new road proposal: No

(e) On application in general:

*Previous PlanCon ref: 2005/1151/04.

County Councillors : Stuart BRAY & Keith LYNCH (Burbage Castle)

INITIAL RESPONSE

The H.A has serious concerns about any proposed change of use of this building that would result in an intensification in vehicular use of the existing vehicular access. The access is extremely poor in terms of available vehicle and pedestrian visibility splays along with having restricted width. The business is a B8 storage and distribution business in essence although the applicant explains that goods sourced in the far east are stored in a separate storage facility away from this administrative base and no delivery vehicles visit this site.

Whilst the vehicular movements associated with the business appear relatively low the same could not necessarily be said for another permitted use within the same use class. The applicants current activities would not appear to be any more traffic intensive (or could actually be less) than the previous permitted bakery use.

When considering the above the H.A would only be prepared to look favourably upon the proposal if the L.P.A were prepared to impose a personal condition restricting the use to that applied for specific to this business and applicant. Without such control the H.A fears that an open use could give rise to an unacceptable increase in vehicular use of this substandard access to the detriment of highway safety.

Date Received	Date Of Inspection	Inspector	Signed Off
06/07/2009	09/07/2009	Matt Lennon	27/07/2009