

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: 23/00596/FUL

Highway Reference Number: 2023/0596/04/H/R1

Application Address: Swedish Cottage Leicester Road Earl Shilton Leicester Leicestershire LE9 7TJ

Application Type: Full

Description of Application:

Description of Application: Re-consultation. Change of use and alteration to existing commercial building (Class E) to meeting hall (Class F1) with associated access, parking and ancillary works.

GENERAL DETAILS

Planning Case Officer: Joseph Fleetwood HBBC

Applicant: Mostyn Gospel Hall Trust

County Councillor: Richard Allen

Parish: Earl Shilton

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 does not consider that the application as submitted fully assesses the highway impact of the proposed development and further information is required as set out in this response. Without this information the Local Highway Authority is unable to provide final highway advice on this application.

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) have been re-consulted by the Local Planning Authority on application 23/00596/FUL for the change of use to form a meeting hall and the formation of a new vehicular access to serve the existing dwelling at Swedish Cottage, Leicester Road, Earl Shilton.

Through the previous response issued 18 July 2023, which should be read in conjunction with this response, the LHA queried aspects of the proposals pertaining to the existing and proposed access and also the post-development capacity of the site and the number of vehicular trips the proposal may generate.

Site Access

The LHA welcome that David Grainger drawing No. 23.4266.08A shows that the gate for the existing access will now be set back five metres from the public highway and that this area will be surfaced in a hard-bound material.

For the proposed new access to serve the existing dwelling the afore mentioned drawing shows a vehicular visibility splay of 72 metres to the west and 48 metres to the east with both splays measured from a setback distance of 2.4 metres from the highway.

In respect of the visibility splay to the east, it is noted that there is a tight bend to the east and vehicles travelling around the bend will not be travelling at the maximum permitted speed. Therefore the LHA accept the proposed visibility splays for the new access under the site specific circumstances.

Trip Generation

The LHA request submission of the further information relating to the number of trips the proposals may generate that was requested in the previous LHA response.

Internal Layout

The LHA are unable to comment on the proposed parking provision until the extent of the proposals becomes clear.

Date Received
4 August 2023

Case Officer
Simon Herbert

Reviewer
BD

Date issued
15 August 2023