

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: 25/00905/P3CMA

Highway Reference Number: 2025/0905/04/H/R1

Application Address: J Dawes and Son 16 King Street Barwell Leicester Leicestershire LE9 8GQ

Application Type: Change of Use

Description of Application: Re-consultation. Notification to determine if prior approval is required for change of use of a commercial building to 4 self-contained residential flats

GENERAL DETAILS

Planning Case Officer: Jack Playle

Applicant: Mr Dennis Dziko, Volta Designs

County Councillor: Mallory ED - Mark Bools CC

Parish: Barwell

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 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 116 of the National Planning Policy Framework (2024), subject to the conditions and/or planning obligations outlined in this report.

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) has been re-consulted by the Local Planning Authority (LPA), Hinckley & Bosworth Borough Council (HBBC), on a planning application which seeks:

'Notification to determine if prior approval is required for change of use of a commercial building to 4 self-contained residential flats.'

The proposals are at J Dawes and Son, 16 King Street, Barwell, Leicestershire LE9 8GQ.

The LHA previously responded to the LPA on 30 October 2025 advising approval with conditions in matters relating to the highway.

The Applicant has subsequently provided additional information which is listed below:

- Existing / Proposed Floor Plans, drawing number A.01 Rev 01.

The drawing titled 'Existing / Proposed Floor Plans', drawing number A.01 Rev 01 demonstrates the Applicant is now proposing to reduce the number of dwellings from five dwellings to four dwellings, all other matters relating to the highway remain the same.

Given the above, the LHA would consider their previous observations relevant and refer the LPA to the previous observations provided on 30 October 2025.

The conditions have been replicated below with amended description and plan number.

Conditions

1. The development hereby permitted shall not be occupied until such time as the parking has been implemented in accordance with Existing / Proposed Floor Plans, drawing number A.01 Rev 01. Thereafter the onsite parking 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, in the interests of highway safety and in accordance with the National Planning Policy Framework (2024).

2. The development hereby permitted shall not be occupied until such time as secure and under cover cycle parking shall be provided in accordance with details first submitted to and agreed in writing by the Local Planning Authority. Thereafter the onsite cycle parking provision shall be kept available for such use in perpetuity.

REASON: To promote travel by sustainable modes in accordance with the National Planning Policy Framework (2024).

3. No development shall commence on the site until such time as a construction traffic management plan, including as a minimum details of the routing of construction traffic, vehicle parking facilities for site workers and visitors, loading and unloading of materials, materials storage and a timetable for their provision, has been submitted to and approved in writing by the Local Planning Authority. The construction of the development shall thereafter be carried out in accordance with the approved details and timetable.

REASON: To reduce the possibility of deleterious material (mud, stones etc.) being deposited in the highway and becoming a hazard for road users, to ensure that construction traffic does not use unsatisfactory roads and lead to on-street parking problems in the area.

Date Received
14 November 2025

Case Officer
Neal Chantrill

Reviewer
BD

Date issued
25 November 2025