

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: 23/01069/FUL

Highway Reference Number: 2023/1069/04/H/R1

Application Address: 233 Shaw Lane Markfield Leicestershire LE67 9PW

Application Type: Full

Description of Application:

Re-consultation. Proposed new goat barn and cattery.

GENERAL DETAILS

Planning Case Officer: Sullivan Archer

Applicant: Mrs Lesley Neville

County Councillor: Cllr Peter Bedford

Parish: Markfield

Road Classification: Class A

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 (2023), subject to the conditions and/or planning obligations outlined in this report.

Advice to Local Planning Authority

The Local Highway Authority (LHA) has been re-consulted on an application for a proposed new goat barn and cattery at 233 Shaw Lane Markfield Leicestershire LE67 9PW.

The LHA previously responded to the application on 11 January 2024 requesting further information from the Applicant as to whether there would be an intensification of trips to and from the site as a result of the proposed development.

The LHA stated that if there is to be an increase in trips to the site, then the Applicant should submit a scaled access drawing and visibility splays in accordance with the Leicestershire Highway Design Guide (LHDG). In addition, the LHA requested further information as to how the Applicant plans to control the number of vehicles on the site at any time.

The LHA also requested that the Applicant submits a scaled drawing identifying the current parking arrangement in the site which is to be used for staff and visitors.

In response to the LHA's observations, the Applicant has submitted a supporting letter dated 18

January 2024. This states that “The new cattery building and goat barn replace and enhance the existing provision on the site – the goat barn is relocated to a position close to external paddocks and the new cattery building provides 12 pens for cats and enhanced facilities for staff and visitors to the site.

This is not an intensification of use, but an enhancement to the facilities that the Charity currently operate. The centre is not a visitor attraction, but a provision to care for unwanted animals with a view to arranging suitable alternative homes for their long-term care.”

The Applicant further states, “Public access is currently limited to weekends and outside of that time, access to the centre is wholly used by staff and volunteers – these people are currently associated with the site and no intensification is expected.”

The LHA are therefore satisfied that the proposed development will not result in an increase of trips to the site when compared to the extant use. Notwithstanding this, the Applicant has demonstrated achievable visibility splays of 2.4m by 215m to the east of Shaw Lane on the drawing titled, ‘Site Plan - Highways Visibility Splay’ drawing no. 8860_03_06, which is in accordance with the LHDG.

The Applicant has stated in the supporting letter that they would expect a maximum of 8 vehicle numbers are currently recorded and expected to be similar on completion of the planned works.

The parking provision has been indicated on the submitted drawing, ‘Site Plan - Highways Visibility Splay’ drawing no. 8860_03_06 which shows 15 parking spaces. The LHA is satisfied that parking provision shown is sufficient.

Conditions

1. 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, wheel cleansing facilities, vehicle parking facilities, 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.

2. The development hereby permitted shall not be occupied until such time as the parking (and turning facilities) have been implemented in accordance with the submitted drawing, ‘Site Plan - Highways Visibility Splay’ drawing no. 8860_03_06. Thereafter the onsite parking (and turning) provision shall be kept available for such use(s) 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 (December 2023).

Date Received
19 January 2024

Case Officer
Harry McNicholas

Reviewer
BD

Date issued
31 January 2024

