REVISED OBSERVATIONS

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: 2009/0842/04
CE/EN Ref: Previous on Plan-Con 2006/6039/04 2005/0081/04 TT802
Application Address: ADJACENT LODGE FARM, BROAD LANE, STANTON UNDER BARDON, MARKFIELD
Parish: Markfield Stanton Under Bardon
Applicant: MTS (STORAGE AND DISTRIBUTION) LTD
District Planning Case Officer: Richard Wright
Brief Description of Development: CHANGE OF USE OF AGRICULTURAL BARN TO STORAGE AND DISTRIBUTION.

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: Yes

(d) On any new road proposal: No

(e) On application in general:

22/8 Off Broad Lane - Unadopted off Unclass

County Councillor David Anthony Sprason

RECOMMENDATIONS

Conditions

Before the development hereby permitted is first used, off-street car parking/lorry parking provision shall be made within the application site. Details of which shall be submitted to and agreed in writing by the Local Planning Authority. The parking area shall be surfaced, marked out prior to the development being brought into use and shall be so maintained at all times.

Reason: To ensure that adequate off-street parking provision is made to reduce the possibilities of the proposed development leading to on-street parking problems in the area.

Before the development commences, details of the routeing of HGV traffic and amendments to lorry weight restrictions within the vicinity shall be submitted to and approved in writing by the Local Planning Authority (LPA) in consultation with the Highway Authority. Once approved all HGV traffic travelling to and from the site shall use the agreed route at all times unless otherwise agreed in writing by the LPA.

Reason: To ensure that HGV traffic associated with the development does not use unsatisfactory roads to and from the site.

Note to Planning Officer
The access is not considered inappropriate in terms of available visibility splays when considering observed speeds and standards contained in the L.C.C design guide 'Htd'.

Condition 2 may be more appropriate for inclusion in a s106 agreement. In addition to the routing agreement or possibly as an alternative the existing weight restriction on Elliots Lane will need exstending south adn west of the sites access which will then dictate that all traffic must come to and from the north only.

Date Received	Date Of Inspection	Inspector	Signed Off
19/11/2009	8/1/10	Matt Lennon	8/1/10