

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: 23/01049/FUL

Highway Reference Number: 2023/1049/04/H

Application Address: Hunt And Co (Hinckley) Ltd Burbage Road Burbage Hinckley Leicestershire
LE10 2TP

Application Type: Full

Description of Application:

Change of Use of Unit 3a (Class B2-general industrial) to storage and distribution (Class B8)
(Retrospective)

GENERAL DETAILS

Planning Case Officer: David Spring

Applicant: Mr Matthew Adcock

County Councillor: Cllr Stuart Bray

Parish: Burbage

Road Classification: Class B

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

Background

The Local Highway Authority (LHA) is in receipt of a consultation for a full, retrospective application to change the use of Unit 3a, Hunts Building, Burbage Road, Burbage from B2 (general industrial) to B8 (storage and distribution). Based on the submitted application form, the site area is 306.58 square metres and the change of use started on 1 October 2023.

Internal Layout/ Trip Generation

The Applicant is not proposing any amendments to the existing parking provision within the site, with it being stated approximately 10 car parking spaces available. The area for parking is highlighted by the light blue hatched area on the Parking Plan which was received by the Local Planning Authority on 2 November 2023.

Based on the Highway Requirements for development document available within the Leicestershire Highway Design Guide (available at <https://resources.leicestershire.gov.uk/lhdg>), the requirement for both car parking and HGV parking is less for B8 use than it is for B2 use. On this basis, the LHA advise it considers parking provision to be acceptable and that it is unlikely the change of use would result in an intensification in use of the existing access.

Site Access/ Highway Safety

Based on the submitted application form, no amendments are proposed to the existing site access arrangements. The site would be accessed off Burbage Road, which is a B classified road (B4669) subject to a 30mph speed limit.

The LHA has reviewed its Personal Injury Collision (PIC) database and can advise there have been five PIC's recorded within 500m either side of the site access within the last five years to the end of July 2023. These all occurred on the B4669 to the northeast of the access. Of these, one PIC was recorded as serious, while four were recorded as slight. The LHA advise that there is no pattern in the nature of the PIC's, or a specific location where they have occurred.

Given the LHA is satisfied the proposals would not lead to an increase in traffic using the site, the LHA consider the existing access arrangements to be suitable and that it is unlikely the proposals would exacerbate the likelihood of any further PIC's occurring.

Condition

1. Within three months of the date of permission of this application, the parking and turning facilities shall have been implemented in accordance with the Parking Plan Unit 3A which was received by the Local Planning Authority on 2 November 2023. Thereafter the onsite parking and turning provision shall be kept available for such uses 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 (2023).

Date Received
9 November 2023

Case Officer
Ben Dutton

Reviewer
DH

Date issued
30 November 2023