

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: 23/00774/REM

Highway Reference Number: 2023/0774/04/H/R1

Application Address: 130 Stamford Street Ratby Leicester Leicestershire LE6 0JU

Application Type: Reserved Matters

Description of Application:

Re-consultation. Approval of Reserved Matters (Access, Appearance, Landscaping, Layout and Scale) relating to outline planning permission 23/00232/OUT for two new dwellinghouses

GENERAL DETAILS

Planning Case Officer: David Spring

Applicant: Mr Max North

County Councillor: Cllr Ozzy O'Shea

Parish: Ratby

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 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) has been re-consulted on application 23/00774/REM for the approval of Reserved Matters (Access, Appearance, Landscaping, Layout and Scale) relating to outline planning permission 23/00232/OUT for two new dwellinghouses. The proposals are at 130 Stamford Street, Ratby, Leicestershire, LE6 0JU. The LHA previously responded to the Local Planning Authority (LPA) on 2 November 2023 requesting clarification on plans/drawings. This included but is not limited to:

- Amended redline plan up to, but excluding the public highway; and
- Amended landscape plan removing block paving shown within the public highway.

Site Access

In response to the LHA's observations provided to the LPA on 2 November 2023, the Applicant has provided the following:

- Location Plan, drawing number 405-02 Rev A; and
- Landscape Plan, drawing number 405-005, Rev C

The LHA have reviewed the above named drawings and find they address the issues raised within the previous observations provided to the LPA in 2 November 2023.

As such, the LHA would not seek to resist the proposals subject to the following conditions.

Conditions

1. No part of the development hereby permitted shall be occupied until such time as the access arrangements, parking and turning facilities as shown on Landscape Plan, drawing number 405-005, Rev C have been implemented in full. Thereafter the access, onsite parking and turning provision shall be kept available for such use in perpetuity.

REASON: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, and 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 general highway safety and in accordance with the National Planning Policy Framework (2023).

2. Notwithstanding the provisions of Part 2 of Schedule 2, Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) no gates, barriers, bollards, chains or other such obstructions shall be erected to the vehicular access.

REASON: To enable a vehicle to stand clear of the highway in order to protect the free and safe passage of traffic including pedestrians in the public highway in accordance with the National Planning Policy Framework (2023).

Informatives

- It is an offence under Section 148 and Section 151 of the Highways Act 1980 to deposit mud on the public highway and therefore you should take every effort to prevent this occurring.
- A Public Right of Way must not be re-routed, encroached upon or obstructed in any way without authorisation. To do so may constitute an offence under the Highways Act 1980.
- Public Rights of Way must not be further enclosed in any way without undertaking discussions with the local Highway Authority (telephone 0116 305 0001).

Date Received
15 November 2023

Case Officer
Neal Chantrill

Reviewer
BD

Date issued
24 November 2023