

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: 24/00720/FUL

Highway Reference Number: 2024/0720/04/H

Application Address: Ratby Cricket Club Desford Lane Ratby Leicester Leicestershire LE6 0LE

Application Type: Full

Description of Application: Proposed change of use of existing sports pavilion (F2 Local community) to educational facility (F1 Learning and non-residential institutions) and external alterations including amendments to windows and doors and the installation of render and cedar cladding.

GENERAL DETAILS

Planning Case Officer: Joseph Fleetwood HBBC

Applicant: Ms Gemma Thompson

County Councillor: Cllr Ozzy O'Shea

Parish: Ratby

Road Classification: Class C

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 115 of the National Planning Policy Framework (December 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 consulted by the Local Planning Authority (LPA), Hinckley & Bosworth Borough Council (HBBC), on a planning application which seeks the:

'Proposed change of use of existing sports pavilion (F2 Local community) to educational facility (F1 Learning and non-residential institutions) and external alterations including amendments to windows and doors and the installation of render and cedar cladding'

The proposals are at Ratby Cricket Club, Desford Lane, Ratby, Leicestershire LE6 0LE.

There has been one previous application at the site detailed below:

21/00691/FUL - Four temporary mobile classrooms for educational use, play area, 2.1-metre-high fencing and gates. As part of the application the LHA were consulted by the LPA. The LHA responded to the LPA requesting further information on 15 July 2021, however, this was not forthcoming. It is noted the LPA had approved the application on 26 May 2021.

The LHA are aware that the access and parking is also utilised by the adjacent sports field.

The LHA have reviewed the documents listed below:

- Application Form;
- Design and Access Statement;
- Proposed Ground Floor Plan, drawing number 9097_03_004 Rev P1; and
- Proposed Site Layout, drawing number 9097_03_003 Rev P1.

Site Access

The site access is situated on the southern extent of Desford Lane, approximately 45m to the west of the junction of Desford Lane / Main Street / Station Road. Desford Lane is an adopted, classified C road subject to a 30mph speed limit.

The Applicants are not proposing any access amendments at the site.

There is currently an extant permission at the site for the temporary siting of four portacabins for educational use (F1), this expires on 31 March 2025. If the LPA are minded to grant the proposals the portacabins would be removed from the site prior to this as stated within 'Section 0.0 – Executive Summary' of the Design & Access Statement (DAS). The removal of the portacabins can be secured via conditions to ensure the parking within this area is made available for the off-street car parking.

The LHA notes the existing classroom floor space equates to approximately 59.45sqm, should the LPA be minded to grant the proposals this would increase to approximately 100.98sqm, an overall increase of 41.53sqm. Whilst there is a small increase of floor space at the site, it could not be expected this could lead to a severe increase of trips to the site contrary to Paragraph 115 of the National Planning Policy Framework (December 2023). As such, the LHA finds the access suitable for the proposed use.

Highway Safety

Four Personal Injury Collisions (PICs) have been recorded in the locality in the last five years that occurred within 500 metres in all directions of the proposed access. All were classed as slight in severity.

The LHA has considered the circumstances of the above PICs and is satisfied that the development proposal would not exacerbate the likelihood of further such incidents occurring.

Internal Layout

The Applicant has indicated within their 'Application Form' that there are 31 off-street car parking spaces, this includes two accessible car parking spaces. Also stated within the 'Application Form'

the Applicant has indicated there will be eight full-time members of staff, this is identical to the existing situation.

The LHA consider the sporting use of the parking area is likely to be during the evenings and weekends and therefore outside of working/school hours, so the sharing of the car park with the cricket club is unlikely to cause conflict with parking between the sports and education uses.

Based upon the Highway Requirements for Development Part 4 (HRfD4) document available at <https://resources.leicestershire.gov.uk/sites/resource/files/field/pdf/faq/2019/2/13/Highway-requirements-for-development-part-4-parking-standards%20Refer-to-part3-sectionDG14-first.pdf>, one car space per member of teaching staff plus three additional spaces would be required within the site. The LHA are satisfied this can be achieved within the site.

Given the above, the LHA would not seek to resist the proposals subject to the following conditions.

Condition

1. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with Site Layout, drawing number 9097_03_003 Rev P1. Thereafter the onsite parking (and turning) 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 (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).

2. The Applicant shall remove the four portacabins within three months of the occupation of the development.

Reason: To ensure the four portacabins can not be brought back into use intensifying the use of the off-street car parking which could lead to vehicles queuing to access and egress the site.

Date Received
29 July 2024

Case Officer
Neal Chantrill

Reviewer
BD

Date issued
14 August 2024