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:	2009/0791/04
CE/EN Ref:	PlanCon* + E681
Application Address:	Land adj. New House Farm, Stapleton Lane, Dadlington
Parish:	Sutton Cheney
Applicant:	Mrs A Morris
District Planning Case Officer:	Louise Forman
Brief Description of Development:	Proposed Farmhouse with associated double garage

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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:

*Previous on Plan-Con: 2006/1311/04; 2006/0938/04.

Plotting sheet 29/12. Stapleton Lane - Unclassified road.

Footpath T65 - copy sent to Rights of Way Officer.

County Councillor : Ivan OULD (Market Bosworth)

RECOMMENDATIONS

Note(s) to Planning Officer

The site cannot be considered to be in a good transport choice location and as such will rely heavily upon the use of the car. This is contrary to advice set out in DOE PPG 13 in terms of sustainability.

If a satisfactory agricultural report is submitted as part of the application, if the Local Planning Authority is minded to approve the proposal, the Highway Authority may be prepared to reconsider its recommendation.

Reason(s) for Refusal

The proposal, if permitted, could lead to additional traffic including HGVs and farm vehicles using roads in the vicinity of the site that are subject to a 7.5 tonne weight restriction and which

are unsuitable in their width and design to cater for this increase and would not be in the interests of the highway.

The applicant has failed to demonstrate that an appropriate and safe vehicular access would be provided to the proposed development and the proposal, if permitted would consequently result in an unacceptable form of development and could lead to dangers for road users.

The proposal, if permitted, would lead to the creation of an access and could result in an unacceptable increase in traffic turning onto or off an unrestricted (60mph) road where there is no street lighting, outside the limits of the built up area, where the turning manoeuvres would not be expected and would be an additional source of danger to road users and would not be in the interests of highway safety.

Furthermore the development, if permitted, could create a precedent for similar proposals which would be difficult to resist and lead to a further increase in traffic which would not be in the interests of Highway safety.

Date Received	Date Of Inspection	Inspector	Signed Off
15/10/2009	28/10/2009	Simon Hill	05/11/2009