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:** 2009/0397/04
**CE/EN Ref:** Previous on Plan-Con 2009/0279/04 AT470
**Application Address:** 3, BURBAGE ROAD, BURBAGE, HINCKLEY, LE10 2TR
**Parish:** Burbage
**Applicant:** Dr Ilan Shahor
**District Planning Case Officer:** Richard Wright
**Brief Description of Development:** CHANGE OF USE FROM DWELLING TO MEDICAL PRACTITIONERS WITH EXTENSION AND CAR PARKING PROVISION.

---

## OBSERVATIONS

**(a) On any Improvement lines:** None

**(b) On Access Arrangements:**

| | | | |
|---|---|---|---|
| **New vehicular access:** | Yes | **New pedestrian access:** | Yes |
| **Altered vehicular access:** | Yes | **Altered pedestrian access:** | Yes |

**(c) On effect on Rights of Way:** Yes

**(d) On any new road proposal:** No

**(e) On application in general:**

29/64

Burbage Road - B4669 Traffic Sensitive / The Outwoods - Bridleway U11

Bridleway U11 : From Burbage Road, Hinckley, alongside railway to footpath U8 - Plans sent to Access Officer

County Councillor (David Christopher Bill & Donald Owen Wright)

---

## RECOMMENDATIONS

**Conditions**
No gates 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.

The gradient of the access drive shall not exceed 1:12 for the first 5 metres behind the Highway boundary.

**Reason:** To enable vehicles to enter and leave the highway in a slow and controlled manner and in the interests of general highway safety.

Before first use of the development hereby permitted, drainage shall be provided within the site such that surface water does not drain into the Public Highway and thereafter shall be so maintained.

**Reason:** To reduce the possibility of surface water from the site being deposited in the highway causing dangers to road users.

For the period of the construction of the development, vehicle parking facilities shall be provided within the site and all vehicles associated with the development shall be parked within the site.

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

The car parking and any turning facilities shown within the curtilage of the site shall be marked out and hard surfaced before the development is brought into use and shall thereafter permanently remain available for such use.

**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 hereby permitted is first used, cycle parking provision shall be made to the satisfaction of the LPA and once provided shall be maintained and kept available for use in perpetuity.

**Reason:** In the interests of the sustainability of the development and to encourage alternative transport choice.

Before first use of the development hereby permitted, 2.0 metre by 2.0 metre pedestrian visibility splays shall be provided on the Highway boundary on both sides of the access with nothing within those splays higher than 0.6 metres above ground level, in accordance with the current standards of the Highway Authority and shall be so maintained in perpetuity.

**Reason:** In the interests of pedestrian safety.

Before first use of the development hereby permitted, the vehicular access to the site shall be widened to an effective minimum width of 5.5 metres over a distance of at least 5 metres behind the Highway boundary. The access drive once widened shall be so maintained at all times. NOTE: If the access is bounded immediately on one side by a wall, fence or other structure, an additional 0.5 metre strip will be required on that side. If it is so bounded on both sides, additional 0.5 metre strips will be required on both sides.

**Reason:** To ensure that vehicles entering and leaving the site may pass each other clear of the highway and not cause problems or dangers within the highway.

Before first use of the development hereby permitted, the vehicular access to the site shall be provided with 4 metre control radii on both sides of the access.

**Reason:** To enable vehicles to enter and leave the highway in a slow and controlled manner and in the interests of general highway safety and to afford easy access to the site and protect the free and safe passage of traffic in the public highway.

Before first use of the development hereby permitted, turning facilities shall be provided within the site in order to allow vehicles to enter and leave in a forward direction. The turning area so provided shall not be obstructed and shall be available for use at all times.

**Reason:** To enable vehicles to enter and leave the site in a forward direction in the interests of the safety of road users.

**Note(s) to Planning Officer**
The H.A are not in a position to seek to resist this application when considering the amount of parking now being provided. L.C.C parking guidance in relation to surgeries or clinics suggests that 1 space per member of staff and 2 spaces per consulting room should be provided. This would require 15 spaces based on 3 full time staff working at the practice. Having held detailed discussions with the applicant and understanding the way the practice will work the H.A are content that the proposed level of 13 parking spaces should be adequate. These comments are also made on the basis that a condition is attached such that either only specific activities are allowed or others restricted in order that there will be no permitted change use to any other sort of clinic or gp's surgery etc..

These revised comments are made on the basis of the amended plan numbered 3944/01 Rev c.

**Note to Applicant**

All works within the limits of the Highway with regard to the access and works to footway levels shall be carried out to the satisfaction of the Southern Area Manager - (telephone 0116 3052202.)

| Date Received | Date Of Inspection | Inspector | Signed Off |
|---|---|---|---|
| 10/06/2009 | | Matt Lennon | 06/07/2009 |