

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: 23/00465/CLE

Highway Reference Number: 2023/0465/04/H

Application Address: Bank Farm Shenton Lane Dadlington Nuneaton Leicestershire CV13 6JD

Application Type: Full

Description of Application:

Lawful Development Certificate to establish the existing use of static caravan as primary and permanent residential dwelling (Use Class C3) with associated access and amenity space (Resubmission 23/00190/CLU.)

GENERAL DETAILS

Planning Case Officer: Sullivan Archer

Applicant: Mr Phil Hill

County Councillor: Bertie Harrison-Rushton

Parish: Sutton Cheney

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:

There would appear to be no material impact on the public highway and therefore the Local Highway Authority has no comments to make.

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) has been consulted on a Lawful Development Certificate to establish the existing use of a static caravan as primary and permanent residential outbuilding (C3 Use Class) with associated access, and amenity space at Bank Farm, Shenton Lane, Dadlington.

The LHA is aware of application reference 23/00190/CLE to which we responded to on 30 March 2023, however the Local Planning Authority (LPA) deemed that insufficient evidence had been provided to demonstrate the caravan had been utilised as a permanent and primary residential use for a continuous period of over 10 years on 23 May 2023.

On the basis the Applicant has submitted additional information to the LPA with the view of demonstrating the caravan has been occupied, the LHA considers its response as part of that application to still be relevant. This has been repeated below.

Based on the submitted application form, the caravan has been in-situ and using an existing access since 1st January 2000. In the event that the LHA considers this to be the case, the LHA advises it could not demonstrate residual cumulative impacts of the development are severe in accordance with the National Planning Policy Framework (2021).

Date Received
18 May 2023

Case Officer
Ben Dutton

Reviewer
DH

Date issued
1 June 2023