

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: 23/01112/FUL

Highway Reference Number: 2023/1112/04/H

Application Address: 69 Mill Lane Newbold Verdon Leicester Leicestershire LE9 9PU

Application Type: Full

Description of Application:

Change of use from a place of worship (Class F1) to a private medical (physiotherapy) practice (Class E)

GENERAL DETAILS

Planning Case Officer: David Spring

Applicant: Mr Anthony Deakin

County Councillor: Ross Hills

Parish: Newbold Verdon

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 115 of the National Planning Policy Framework (December 2023).

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) have been consulted on full application 23/01112/FUL for the change of use from a place of worship (Class F1) to a private medical (physiotherapy) practice (Class E). The application site is situated at 69 Mill Lane, Newbold Verdon, Leicestershire, LE9 9PU.

Proposals

The site is situated on the northwestern side of Mill Lane, approximately 30m to the southwest of the junction of Mill Lane / Barlestone Road (B582).

The Applicant is seeking to change the use of the building from a place of worship (Class F1) to a private medical (physiotherapy) practice (Class E). It is noted there is no off-street car parking associated with either the extant or proposed use.

The 'Planning Application Statement' indicates there would be a maximum of two full-time physiotherapists on site, with one part-time exercise professional and one part-time administration support officer. The duration of the appointments with the physiotherapists would be approximately 40 minutes in length, and on occasion a duration of one hour with a complimentary therapist session.

The Applicant also seeks to offer pilates / yoga classes, or specific exercise rehabilitation classes to aid recovery from surgery such as joint replacement operations. These would be for up to 10 individuals.

The Applicant has put forward a number of options in relation to car-parking associated with site, this included:

- The establishment of two marked bays in front of the premises for clients, however, this could not be supported by the LHA within the public highway;
- Consideration of the establishment of two further off-street car parking spaces within the highway verge opposite the premises. This also could not be supported by the LHA, even if agreed to by the LHA, these would be public spaces and not reserved for the exclusive use of the business; and
- To investigate the possible use of private, unused daytime private spaces within the vicinity of the site. This however, would be a private arrangement between the Applicant and owners of any such spaces.

The LHA would normally seek to resist proposals which would not provide sufficient off street parking in-line with 'Highway Requirements for Design (HRfD) Part 4 design guidance. However, given the extant use of the site which could attract a large number of trips over a seven day period which is also not afforded off-street car parking, the LHA do not consider they could defend a refusal at an appeal.

For the reasons above, the LHA would not seek to resist the proposals in these site specific circumstances.

Date Received
19 December 2023

Case Officer
Neal Chantrill

Reviewer
BD

Date issued
8 January 2024