REVISED OBSERVATIONS

Leicestershire County Council

PLANNING APPLICATION CONSULTATION RESPONSE

Report of the Director of Environment and Transport to the Planning Authority relating only to the Highway aspects.

DETAILS OF APPLICATION

Planning Ref No: 2010/0360/04
CE/EN Ref: Nil
Application Address: 8, CHURCH ROAD, WITHERLEY, ATHERSTONE, CV9 3NA
Parish: Witherley
Applicant: Mr Vince Wetton
District Planning Case Officer: James Hicks
Brief Description of Development: CONVERSION OF EXISTING OUTBUILDINGS INTO TWO ROOMS FOR BED AND BREAKFAST ACCOMMODATION AND STAFF ROOM

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: No

(d) On any new road proposal: No

(e) On application in general:

28/23 Post Office Lane - Unclass
County Councillor Mr. I. D. Ould
SCHEME_REF : 3575.08 : Advisory school 20 mph zone
SCHEME_REF : SDHB1011053 : Surface Dress

RECOMMENDATIONS

Note(s) to Planning Officer

I refer to the amended drawing No. 7010.09c sent by Ian Ritchie to James Hicks by email on 24/8/10.

On the basis of the amended plan, no new car parking spaces will be provided above the existing level. However, taking into consideration the fact that some of the existing spaces have only recently been provided and that it would appear that there is no existing planning approval requiring that all of the spaces should remain available, and in light of the fact that it will be possible for a nominated area for deliveries by brewery vehicles to be provided, to remain available in perpetuity, the proposal will be acceptable to the Highway Authority.

Conditions
Before the development hereby permitted is first used, off-street car parking provision shall be made within the application site generally in accordance with the details shown on the amended plan to the satisfaction of the Local Planning Authority (recommend not less than 19 car parking spaces). The parking area shall be surfaced, marked out prior to the development being brought into use and shall be so maintained at all times.
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 commences, details of satisfactory space for servicing/deliveries within the site shall be submitted to the LPA for approval in writing. Before first use of the development hereby permitted, the approved servicing area shall be provided and shall thereafter not be obstructed and shall permanently remain available for servicing.
Reason: To ensure that adequate off-street space for servicing provision is made to reduce the possibilities of the development leading to problems within the highway.

Date Received	Date Of Inspection	Inspector	Signed Off
15/07/2010	09/08/2010	Simon Hill	26/08/2010