

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: 25/00476/FUL

Highway Reference Number: 2025/0476/04/H

Application Address: Adjacent Thompstone Cottage Main Road Sheepy Magna Atherstone
Leicestershire CV9 3QU

Application Type: Full

Description of Application: Demolition of the existing commercial workshop, removal of existing containers and erection of a replacement commercial workshop

GENERAL DETAILS

Planning Case Officer: Sophie Iliffe

Applicant: Spencer

County Councillor: Market Bosworth ED - Joshua Melen CC

Parish: Sheepy

Road Classification: Class B

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 116 of the National Planning Policy Framework (2024).

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) has been consulted by the Local Planning Authority (LPA), Hinckley & Bosworth Borough Council (HBBC), on a planning application which seeks the:

'Demolition of the existing commercial workshop, removal of existing containers and erection of a replacement commercial workshop.'

The proposals are on land adjacent to Thompstone Cottage, Main Road, Sheepy Magna, Atherstone, Leicestershire, CV9 3QU.

The LHA have reviewed the following documents as part of this application:

- Application Form;
- Site Location Plan;

- Existing Site Plan;
- Proposed Elevations and Floor Plan - Commercial Unit;
- Proposed Site Plan; and
- Design and Access Statement.

Proposals

The site is located on the southern extent of Main Road, which is an adopted, classified B road subject to a 40mph speed limit.

The LHA notes the Design and Access Statement (DAS) states the site currently comprises of a block-built workshop with two storage containers to the west of the site and adjoining the workshop.

The Applicant has been trading and operating from this site for circa 50 years. The Applicants are a Lorry Haulier and repair business and Agricultural and Industrial Engineers employing six full time staff.

The Applicants have an operator license for five heavy good vehicles, which has been in place for 40 years continuously.

Presently the business operates from the existing workshop, two storage containers and area of hardstanding. Specifically, the existing workshop does not allow the business to work on lorries undercover, and this has to happen outside.

The existing workshop and containers have an area of around 140sqm. The proposed workshop would have a footprint of 229sqm.

Section 4 of the DAS indicates that the proposal will result in no increase in trips to the application site. The site currently benefits from an existing B2 and B8 use.

Whilst the site accesses onto a classified B subject to a 40mph speed limit, given the small-scale nature of the proposals, and that the proposals will maintain the status quo at the site, the LHA would not seek to resist the proposals in these site-specific circumstances.

Date Received
21 May 2025

Case Officer
Neal Chantrill

Reviewer
BD

Date issued
12 June 2025