

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: 23/01182/FUL

Highway Reference Number: 2023/1182/04/H/R3

Application Address: Allbar Sports Trinity Lane Hinckley Leicestershire LE10 0BH

Application Type: Full

Description of Application: Re-consultation. A change of use from a cinema (Sui generis) to a 36x1 bedroomed apartments (C3) with associated car parking and landscaping

GENERAL DETAILS

Planning Case Officer: Sullivan Archer

Applicant: Mr Chima

County Councillor: Cllr Stuart Bray

Parish:

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 does not consider that the application as submitted fully assesses the highway impact of the proposed development and further information is required as set out in this response. Without this information the Local Highway Authority is unable to provide final highway advice on this application.

Advice to Local Planning Authority

The Local Highway Authority (LHA) has been re-consulted by the Local Planning Authority (LPA), Hinckley & Bosworth Borough Council, on a planning application at Allbar Sports, Trinity Lane, Hinckley. This application is for the change of use from cinema (Sui Generis) to 40 one-bedroom apartments (Use Class C3) with associated car parking and landscaping.

The LHA previously responded to this application on 5th February 2024, 28th March 2024 and 29th April 2024, advising in the latest observations that, in the LHA's 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.

However, the LHA understands that the application has since been amended, and that the number of one bedroomed apartments proposed has increased from 36 to 40. It is also proposed to dedicate one of the 12 off-street car parking spaces to a car club scheme, although the LHA understands from the LPA that this scheme is intended to substitute travel packs and bus passes. Alterations to the proposed on-site cycle parking is also proposed.

Whilst the LHA welcomes the applicant's intention to provide a car club scheme, the LHA would prefer the provision of travel packs and passes. The LHA therefore requests that the site plan is amended so that the car club parking bay becomes a regular bay.

The LHA notes that the increase in apartment numbers would reduce the off-street parking to bedroom number ratio to 0.3. Whilst this would be lower than that permitted for nearby planning approval 15/00942/FUL (Hinckley Police Station) – which the LHA calculates has a ratio of 0.37 – given the sustainable location of the site in conjunction with the on-street parking restrictions in the vicinity, the LHA is content that 12 regular parking bays and one disabled parking bay would be sufficient for the development.

The 'Cycle Parking Storage Detail' document indicates that 20 'Cardiff' style cycle racks would be provided in the atrium in addition to an unspecified number of 'Sheffield' style cycle racks. This conflicts with the 'Proposed ground floor plans' drawing (Storm Design, drawing number 23/848/01E) which indicates that a total of 50 'Cardiff' style cycle racks would be provided. The LHA considers the latter to be preferable, although clarification should be sought on which option is proposed.

Date Received **Case Officer**
11 November 2024 **Daniel Putnam**

Reviewer
BD

Date Issued
25 November 2024