

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: 24/00980/FUL

Highway Reference Number: 2024/0980/04/H

Application Address: Ratby Cricket Club Desford Lane Ratby Leicester Leicestershire LE6 0LE

Application Type: Full

Description of Application: Change of use of existing north sports pavilion (F2 Local community) to educational facility (F1 Learning and non-residential institutions). Including the external alterations, the addition of block paved hardstanding and a new access gate to the north sports pavilion and the addition of an external staircase and a lift to the south sports pavilion.

GENERAL DETAILS

Planning Case Officer: Joseph Fleetwood HBBC

Applicant: Ms Gemma Thompson

County Councillor: Cllr Ozzy O'Shea

Parish: Ratby

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:

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), subject to the conditions and/or planning obligations outlined in this report.

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) has been consulted by Hinckley & Bosworth Borough Council as the Local Planning Authority (LPA) on a full application for the change of use of the existing north sports pavilion (F2 Local community) to educational facility (F1 Learning and non-residential institutions). Including the external alterations, the addition of block paved hardstanding and a new access gate to the north sports pavilion and the addition of an external staircase and a lift to the south sports pavilion.

The LHA have reviewed the following documents submitted in support of the proposals:

- Design & Access Statement (Rev PL02, dated 17th October 2024 and authored by HSSP); and
- HSSP drawing number 9097A_03_003 Rev. PL03 (Proposed Site Plan).

The LHA is aware of the following applications at the site which have also been associated with Woldale School:

- *24/00720/FUL - Proposed change of use of existing sports pavilion (F2 Local community) to educational facility (F1 Learning and non-residential institutions) and external alterations including amendments to windows and doors and the installation of render and cedar cladding. The LHA advised no objection subject to conditions to that application, however it is noted the application was withdrawn by the Applicant on 27th September 2024.*
- *23/00522/FUL - Temporary change of use of the ground floor of the existing pavilion to classrooms for educational use (Class F1). Whilst the LHA advised it had no objection to those proposals, the application was refused planning permission by the LPA on 15th February 2024 on non-highway related matters.*
- *21/00691/FUL - Four temporary mobile classrooms for educational use, play area, 2.1 metre high fencing and gates. This application was granted planning permission by the LPA on 16th March 2022. Condition 2 of that application states 'The approved mobile classrooms shall be removed; the educational use shall cease and the land restored to its former condition by no later than the 31st March 2025'.*

After reviewing the submitted documents, the LHA believes the proposals to be like those submitted as part of application reference 24/00720/FUL, however the current proposals also include the addition of an external staircase and a lift to the south sports pavilion.

Given the above, the LHA advise that the previous observations submitted by the LHA on 14th August 2024 as part of application reference 24/00720/FUL remain in full, however they have been reproduced below for information.

Site Access

The site access is situated on the southern extent of Desford Lane, approximately 45m to the west of the junction of Desford Lane / Main Street / Station Road. Desford Lane is an adopted, classified C road subject to a 30mph speed limit.

The Applicants are not proposing any access amendments at the site.

There is currently an extant permission at the site for the temporary siting of four portacabins for educational use (F1), this expires on 31 March 2025. If the LPA are minded to grant the proposals the portacabins would be removed from the site prior to this as stated within 'Section 0.0 – Executive Summary' of the Design & Access Statement (DAS). The removal of the portacabins can be secured via condition to ensure the parking within this area is made available for the off-street car parking.

The LHA notes the existing classroom floor space equates to approximately 59.45sqm, should the LPA be minded to grant the proposals this would increase to approximately 100.98sqm, an overall increase of 41.53sqm. Whilst there is a small increase of floor space at the site, it could not be expected this could lead to a severe increase of trips to the site contrary to Paragraph 115 of the National Planning Policy Framework (December 2023). As such, the LHA finds the access arrangements suitable for the proposed use.

Highway Safety

Four Personal Injury Collisions (PICs) have been recorded in the locality in the last five years that occurred within 500 metres in all directions of the proposed access. All were classed as slight in severity.

The LHA has considered the circumstances of the above PICs and is satisfied that the development proposal would not exacerbate the likelihood of further such incidents occurring.

Trip Generation

The Applicant has indicated within their 'Application Form' that there are 31 off-street car parking spaces, this includes two accessible car parking spaces. The Applicant has also indicated there will be eight full-time members of staff, this is identical to the existing situation.

The LHA consider the sporting use of the parking area is likely to be during the evenings and weekends and therefore outside of working/school hours, so the sharing of the car park with the cricket club is unlikely to cause conflict with parking between the sports and education uses. Based upon the Highway Requirements for Development Part 4 (HRfD4) document available at <https://resources.leicestershire.gov.uk/sites/resource/files/field/pdf/faq/2019/2/13/Highwayrequirements-for-development-part-4-parking-standards%20Refer-to-part3-sectionDG14-first.pdf>, one car space per member of teaching staff plus three additional spaces would be required within the site. The LHA are satisfied this can be achieved within the site.

Given the above, the LHA would not seek to resist the proposals subject to the following conditions.

Conditions

1. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with HSSP drawing number 9097A_03_003 Rev. PL03. Thereafter the onsite parking (and turning) provision shall be kept available for such use in perpetuity.

Reason: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally (and to enable vehicles to enter and leave the site in a forward direction) in the interests of highway safety and in accordance with the National Planning Policy Framework (December 2023).

2. The Applicant shall remove the four portacabins within three months of the occupation of the development.

Reason: To ensure the four portacabins can not be brought back into use intensifying the use of the off-street car parking which could lead to vehicles queuing to access and egress the site.

Date Received
5 November 2024

Case Officer
Ben Dutton

Reviewer
DH

Date issued
25 November 2024