

**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: 26/00280/CONDIT

Highway Reference Number: 2026/0280/04/H

Application Address: Harris Bridge Farm Burton Road Wellsborough Nuneaton Leicestershire
CV13 6LS

Application Type: Variation of Condition (s73)

Description of Application: Application to vary conditions 2 and 3 of planning permission
21/01301/FUL. Amendment to design of the building and new parking layout

GENERAL DETAILS

Planning Case Officer: Joseph Fleetwood HBBC

Applicant: Mr R Wright

County Councillor: Market Bosworth ED - Joshua Melen CC

Parish: Twycross

Road Classification: Class A

**Substantive Response provided in accordance with article 22(5) of The Town and Country
Planning (Development Management Procedure) (England) Order 2015:**

No objection

No objection to the variation of conditions 2 and 3 of planning permission 21/01301/FUL.

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) have been consulted on application 26/00280/CONDIT for the variation of conditions 2 (Approved Plans) and 3 (Parking and Turning) attached to planning permission 21/01301/FUL.

21/01301/FUL sought the change of use of building H to mixed agriculture and commercial (Use Class B2/B8), conversion of barn G to offices (Use Class E(g)) and installation of a non-hazardous waste storage and treatment facility with non-hazardous waste transfer. The Local Planning Authority (LPA) approved the development on 10 November 2023.

Condition 2 and 3

Conditions 2 and 3 are replicated below for clarity.

'The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:

Site Location Plan Drg 127785-200

Proposed Site Plan Drg 127785-201

Proposed Floor Plans Drg No: 127785-007 Rev A

Proposed Elevations Drg No. 127785-008 Rev A

Reason: To ensure a satisfactory form of development in accordance with Policies DM1 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).'

And

'The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with Fisher German drawing number 127785-201. Thereafter the onsite parking provision shall be so maintained 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 policies DM17 and DM18 of the Site Allocations and Development Management Policies Development Plan Document (2016), Policy DM9 of the Leicestershire Minerals and Waste Local Plan (2019) and the National Planning Policy Framework (2023).'

Highways Comments:

The LHA have reviewed the following documents as part of these observations:

- Application Form
- Proposed Site Plan, drawing number P01 and
- Proposed Floor Plans, drawing number P03.

As part of the original application it was stated by the LHA that the farm had two existing access points; one off a slip road off the A444 Burton Road (an A classified road subject to the national speed limit) which serves the farmhouse and cottages, and the other access off Gibbet Lane (a C classified road subject to the national speed limit) which is used to access for the existing agricultural operation on site.

Within the original application it was also stated that the existing access serving the yard area would continue to be used to serve the proposed development while the access to the farmhouse and cottages will continue to be used for residential purposes only. This was accepted by the LHA and was advised that the continued use of the existing access on to Gibbet Lane, which is on to the lower classified road of the two access points is the preferable location for the LHA.

Furthermore, the access on to the A444 is not included within the red line boundary, therefore the LHA would not expect this access to be used by vehicles arriving or departing to / from the site.

From assessing the submitted documentation, the above still applies.

It appears that the variation applies to the building identified as 'Building G' and the off-street parking area only. The original application sought an increase in parking to 38 off-street parking spaces, the Leicestershire Highway Design Guide (LHDG) required provision for 32 off-street parking spaces based upon the information provided as part of 21/01301/FUL.

The drawing titled 'Proposed Floor Plans', drawing number P03 submitted as part of this application demonstrated 65 desk spaces (35 on the ground floor and 30 on the first floor).

The drawing titled 'Proposed Site Plan', drawing number P01 demonstrates off-street parking spaces made up of 52 x standard parking spaces, six x electric parking spaces and two x accessible parking spaces. Given that the B8 / B2 required 12 off-street parking spaces this leads to a shortfall of 17 off-street parking spaces.

The LHA have taken into consideration that there is adequate space within the site for the provision of further parking and note that due to the nature of the highway network adjacent to the site it is unlikely that the shortfall would lead to inconsiderate parking within the public highway.

For the reasons set out above, the LHA would not object to the variation of conditions 2 and 3 attached to 21/01301/FUL

Date Received
9 April 2026

Case Officer
Neal Chantrill

Reviewer
BD

Date issued
30 April 2026