Leicestershire County Council

PLANNING APPLICATION CONSULTATION RESPONSE

Report of the Director of Highways, Transportation & Waste Management to the Planning Authority relating only to the Highway aspects.

DETAILS OF APPLICATION

Planning Ref No: 2009/0273/04
CE/EN Ref: Previous on Plan-Con 2008/7050/04 ZZ901
Application Address: Oak Farm, Garland Lane, Barlestone, Leicestershire, LE67 1DF
Parish: Bagworth
Applicant: Mr William Upton
District Planning Case Officer: James Hicks
Brief Description of Development: ERECTION OF BARN, FORMATION OF NEW VEHICULAR ACCESS AND VISITOR PARKING AREA. RE-USE OF EXISTING BUILDINGS AND LAND IN CONNECTION WITH THE USE OF OAK FARM AS A FAMILY FARM PARK.

OBSERVATIONS

(a) On any Improvement lines: None

(b) On Access Arrangements:

New vehicular access:	Yes	**New pedestrian access:**	Yes
Altered vehicular access:	Yes	**Altered pedestrian access:**	Yes

(c) On effect on Rights of Way: Yes

(d) On any new road proposal: No

(e) On application in general:

22/35 Garlands Lane - B585 / Heath Road - C5104

Footpath R63 : From Garland Lane, Bagworth on west side of Oak Farm, to Little

County Councillor David Anthony Sprason

INITIAL RESPONSE

It is now apparent that this planning application has been withdrawn. The H.A still wishes to make some intial comments however on the understanding that the application will soon be resubmitted.

The proposed development does not satisfy L.C.C highways development contorl policy IN4 as contained in our 'Htd' guide. There are issues of safety, traffic impact and sustainability which are of concern.

The MBC report does acknowledge there is a sustainabilty issue but without reason suggests PPS7 should overide. How is this justified?

In terms of the MBC report I also have the following comments to make:-

- Appropriate off street parking has not be demosntrated.

- Parking for buses has not been discussed.

- The proposal conflicts with part of L.C.C's 'Access to Road Network Policy' IN5 in the context of a lack of street lighting.

- It has not been demonstrated that adequate visibility splays can be achieved at the intended point of access. Speed readings from each approach will be requried to ascertain the appropriate 'y' distance. It should be noted for planning purposes that the provision of splays could have a significant impact on hedgerow.

- Directional signing has not been discussed.

- Traffic Flow data has not been justified and there is no evidence base provided to support the suggested flows. TRICS and or similar sites should be considered / surveyed.

- Impact on local junctions may need to be discussed further.

Date Received	**Date Of Inspection**	**Inspector**	**Signed Off**
07/05/2009	14/05/2009	Matt Lennon	20/05/2009