

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: 23/00245/FUL

Highway Reference Number: 2023/0245/04/H

Application Address: Temple Hall Farm Bosworth Road Wellsborough Nuneaton Leicestershire
CV13 6PA

Application Type: Full

Description of Application:

Change of use of agricultural building to commercial storage (B8) (retrospective)

GENERAL DETAILS

Planning Case Officer: Joseph Fleetwood HBBC

Applicant: Martin Sansom

County Councillor: Bertie Harrison-Rushton

Parish: Sheepy

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 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

Background

The Local Highway Authority (LHA) understands the applicant is seeking planning permission for a change of use of an agricultural building to 322m² of commercial storage (Use Class B8) at Temple Hall Farm, Bosworth Road, Wellsborough, Nuneaton.

The site has an extensive planning history with three planning applications (including this one) post National Planning Policy Framework listed on the Local Planning Authority's planning portal. The most relevant applications when the LHA consider this application are ref: 20/00354/FUL and 21/01337/FUL which were both for the change of use of an agricultural building to commercial

storage. The LHA advised no objection subject to inclusion of conditions on both applications and they were granted planning permission in July 2020 and February 2022.

According to the planning application form this is a retrospective planning application as the applicant changed the use of the building in January 2023.

Site Access

As part of the planning application in 2021 the applicant was conditioned to provide a new site access and close the existing access to the site within three months of the decision notice. Given the applicant secured planning permission in February 2022 the new access arrangements for the site should have been implemented by May 2022. There were also other conditions relating to the visibility splays, surfacing, and setback distance of gates for the new site access arrangements.

The applicant has indicated in the Supporting Statement that the access improvements have been carried out however there is no site access drawing submitted for the application. Therefore the applicant should provide a drawing which shows the site access measures / arrangements have been implemented.

Lastly, the LHA notes from the Location Plan (drawing number 102-MS-PL-01, dated March 2023) that the application site boundary as shown does not have a common boundary with the public highway. The LHA requests that the applicant submits an amended plan which demonstrates a connection to the public highway.

Highway Safety

The LHA has checked its Personal Injury Collision (PIC) database, 500m either side of the site access, and there have been two recorded PICs in the last five years on Bosworth Road. The first PIC occurred in April 2018 and was classified as slight, while the other PIC was classified as serious and happened in November 2022. Based on the PIC data available, the LHA does not believe there are any existing safety issues and would not seek to resist the application over any highway safety concerns.

Internal Layout

The applicant has indicated in the Design and Access Statement, that there would be no additional traffic movements or parking requirements as the building will be used by the tenants of Unit 1. However, in accordance with Leicestershire County Council's previous design guide 'Highway Requirements for Developments' the applicant should provide three parking spaces for the scale of the proposed development, but there is no requirement for any additional HGV parking.

Notwithstanding the final occupier, given the overall size of the site the LHA is satisfied that an additional three cars can be accommodated within the site if required.

Date Received
23 March 2023

Case Officer
David Hunt

Reviewer
RD

Date issued
13 April 2023