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: 2009/0792/04
CE/EN Ref: Nil
Application Address: 7, Jacknell Road, Hinckley
Parish: Hinckley
Applicant: Printing & Packaging Ltd.
District Planning Case Officer: Louise Forman
Brief Description of Development: EXTENSION AND ALTERATIONS TO INDUSTRIAL UNIT.

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: No

(d) On any new road proposal: No

(e) On application in general:

Plotting sheet 28/70. Unclassified road.

Scheme:

SAHB09UC02: Approved for Construction: Reconstruct Carriageway

County Councillors : Mr D Bill & Mr D Wright (Hinckley)

RECOMMENDATIONS

Note(s) to Planning Officer

Taking into consideration guidance contained in 'Highways, transportation and development', the proposal would lead to a requirement for 29 car spaces and 4 lorry parking spaces at the site together with appropriate turning facilities.

On the basis of the submitted plans, the details of the dimensions of the car parking spaces are not in accordance with the guidance contained in "Highways, transportation and development". Car parking spaces should have minimum dimensions of 2.4 metres by 5.5 metres. To provide adequate space for manoeuvring, normally a distance of 6 metres between bays should be provided. The Highway Authority has concerns that all of the proposed car parking spaces do not have adequate dimensions and that there would be a difficulty in manoeuvring into 14 of the proposed car parking spaces and so they would not be usable.

On the basis of a visit to the site, there is an existing on street car parking situation in Jacknell Road.

Reason(s) for Refusal
The Applicant has failed to demonstrate that an appropriate level of on-site car parking provision would be made. The lack of provision of such facilities could lead to indiscriminate parking within the surrounding road network, which would be detrimental to the free flow of traffic, would exacerbate existing problems, would create additional dangers for highway users and would not be in the interests of highway safety.

The Applicant has failed to demonstrate that provision of adequate off-street loading/unloading facilities to cater for the size and number of delivery vehicles likely to be visiting the site would be made. The lack of provision of such facilities could lead to reversing manoeuvres in the highway and could lead to vehicles loading/unloading or parking in the public highway which would not be in the best interests of highway safety.

The proposal, if permitted, would fail to provide appropriate turning facilities within the site and would be likely to lead to vehicular reversing manoeuvres onto Jacknell Road which would create additional dangers for highway users and would not be in the interests of highway safety.

Date Received	Date Of Inspection	Inspector	Signed Off
12/10/2009	04/11/2009	Simon Hill	05/11/2009