

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: 23/00922/FUL

Highway Reference Number: 2023/0922/04/H/R1

Application Address: Hinckley Town Cricket Club Leicester Road Hinckley Leicestershire LE10
3DR

Application Type: Full

Description of Application:

Re-consultation. Two storey rear extension and stairs to clubhouse/pavillion

GENERAL DETAILS

Planning Case Officer: Matt Jedruch

Applicant: Hinckley Town Cricket Club

County Councillor: Ross Hills

Parish: Barwell

Road Classification: Class B

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 111 of the National Planning Policy Framework (2023).

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) has been consulted on a full application for a two storey rear extension and stairs to the existing clubhouse/ pavilion at Hinckley Town Cricket Club, Leicester Road, Hinckley.

Site Access

No amendments are proposed to the existing site access arrangements off Leicester Road, a B classified road (B4668) subject to a 50mph speed limit. This is accepted by the LHA given this is an existing, established access and the fact the LHA could not demonstrate the proposals would result in an intensification in the use of that access as detailed further below.

Highway Safety

Based on available records to the LHA, there has been one recorded Personal Injury Collision (PIC) within 500m either side of the site access. This was recorded as slight and occurred at the site access in April 2019. The nature of the PIC involved a turning vehicle and a rear end shunt. The LHA do not consider the proposals would result in an increase in traffic using the access as detailed below, thus the proposals are unlikely to exacerbate the current situation.

Trip Generation

The LHA have reviewed Brooks Building Plans drawing reference 'Planning 01' which details the Existing & Proposed Floor Plans and also reviewed the Design and Access Statement received by the Local Planning Authority on 20 September 2023. The submitted application form also details the proposals would result in an additional 153sqm D2 (assembly and Leisure) use.

The LHA notes that the cricket club aims to increase the numbers of playing membership of the club to approximately 150 people (men, women & children). The present club would only provide for about 40 members & in addition the club wishes to open a more commercial operation which in turn, would attract more non-playing members/sponsors. The building was originally a combined use as squash courts & cricket club facilities. The squash club has now vacated & the proposal is to provide indoor fitness & training facilities, along with extended social & spectating areas.

The LHA considers that increasing the playing membership of the club could occur whether or not this proposed development was granted planning permission, this is also true for spectators. In addition, the number of events etc held within the existing pavilion could increase or fluctuate over time without the proposed development coming forward. Furthermore, it is considered training/fitness facilities could be provided indoors without the need for planning permission.

The LHA consider the proposals are effectively a refurbishment/ improvement of the pavilion, rather than designed to increase capacity or the number of function rooms etc. When reviewing the existing and proposed floor plans, it is evident a considerable element of the extension is to provide improved toilet facilities on the ground floor, as well as providing a lift and additional staircase. The additional floorspace within the bar/ lounge area equates to approximately 36sqm of the overall proposals. The LHA consider that the additional floorspace within the bar/ lounge area is negligible.

Given the above, the LHA consider it would not be possible to demonstrate that the proposals would result in an increase in the level of traffic travelling to/ from the site. Part 1, Section IN5 of the Leicestershire Highway Design Guide (available at <https://resources.leicestershire.gov.uk/lhdg>) would therefore not require consideration under the site specific circumstances.

Internal Layout

The Applicant has advised the following in respect of parking:

'At present there are 30 parking spaces illustrated on the submitted plan associated with the cricket club. When social functions take place, Hinckley Rugby Football Club who have a vested interest in the club, have agreed to the use of the 80 parking space area adjacent to the cricket club. As the cricket & rugby seasons operate at different times of the year this proposal is easily accommodated.'

The LHA consider the above to be an existing situation and in any case, have no justification for the provision of any additional parking spaces within the Applicants red line.

Informative

- It is an offence under Section 148 and Section 151 of the Highways Act 1980 to deposit mud on the public highway and therefore you should take every effort to prevent this occurring.
- To erect temporary directional signage you must seek prior approval from the Local Highway Authority in the first instance (telephone 0116 305 0001).

Date Received
13 October 2023

Case Officer
Ben Dutton

Reviewer
DH

Date issued
10 November 2023