

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 Growth, Environment & Transport.

APPLICATION DETAILS

Planning Application Number: 26/00031/FUL

Highway Reference Number: 2026/0031/04/H/R1

Application Address: All Cars Repaired 2 - 4 Queens Road Hinckley Leicestershire LE10 1EF

Application Type: Full

Description of Application: Re-consultation. Demolition of existing garage and erection of 14 self contained flats with ancillary car parking and landscaping

GENERAL DETAILS

Planning Case Officer: Alex Jelley

Applicant: Mr Neil Munton

County Councillor: St Marys ED - Cllr Stuart Bray

Road Classification: Adopted Unclassified

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 116 of the National Planning Policy Framework (2024), subject to the conditions and/or planning obligations outlined in this report.

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) has been re-consulted by the Local Planning Authority (LPA) on a full application for the demolition of existing garage and erection of 14 self contained flats with ancillary car parking and landscaping located at All Cars Repaired, 2 - 4 Queens Road, Hinckley, Leicestershire, LE10 1EF.

The LHA previously responded advising approval subject to conditions on 26 February 2026, which should be read in conjunction with this response.

The Applicant has submitted the following documents as part of this re-consultation:

- Proposed Site Layout, drawing number 3374/3, Rev A;
- Floor Plans, drawing number 3374/4, Rev A; and
- Response to consultations and Officer comments.

Highway comments

The LHA note from the submitted plans that no alterations are proposed that would have an impact on the highway. Therefore, the LHA continue to advise approval subject to the conditions below.

Conditions

1. Notwithstanding the submitted plans, the proposed access shall have a width of a minimum of 4.8 metres for a distance of at least 5 metres behind the highway boundary and shall be surfaced in a bound material with a 7.8 metre dropped crossing. The access once provided shall be so maintained at all times.

REASON: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of general highway safety and in accordance with the National Planning Policy Framework (2024).

2. No part of the development hereby permitted shall be occupied until such time as 2.0 metre by 2.0 metre pedestrian visibility splays have been provided on the highway boundary on both sides of the access with nothing within those splays higher than 0.6 metres above the level of the adjacent footway/verge/highway and, once provided, shall be so maintained in perpetuity.

REASON: In the interests of pedestrian safety and in accordance with the National Planning Policy Framework (2024).

3. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with Proposed Site Layout, drawing number 3374/3. Thereafter the onsite parking and turning provision shall be kept available for such uses 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 the National Planning Policy Framework (2024).

4. The new vehicular access hereby permitted shall not be used for a period of more than one month from being first brought into use unless the existing vehicular access on The Lawns that becomes redundant as a result of this proposal has been closed permanently and reinstated in accordance with details first submitted to and agreed in writing by the Local Planning Authority.

REASON: In the interests of highway and pedestrian safety in accordance with the National Planning Policy Framework (2024).

5. The development hereby permitted shall not be occupied until such time as secure cycle parking shall be provided in accordance with details first submitted to and agreed in writing by the Local Planning Authority. Thereafter the onsite cycle parking provision shall be kept available for such use in perpetuity.

REASON: To promote travel by sustainable modes in accordance with the National Planning Policy Framework (2024).

Informative

Planning Permission does not give you approval to work on the public highway. Therefore, prior to carrying out any works on the public highway you must ensure all necessary licences/permits/agreements are in place. For further information, please telephone 0116 305 0001. 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

Date Received
12 May 2026

Case Officer
Emma Peacock

Reviewer
BD

Date issued
26 May 2026