

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: 24/00074/CONDIT

Highway Reference Number: 2024/0074/04/H

Application Address: Land Off Captains Lane / London Road Markfield Leicestershire LE67 9UY

Application Type: Variation of Condition (s73)

Description of Application:

Variation of Condition 1 of planning application 23/00117/CONDIT. Revision of site layout and substitute house types

GENERAL DETAILS

Planning Case Officer: Matt Jedruch

Applicant: Mr Mitesh Rathod

County Councillor: Cllr Peter Bedford

Parish: Markfield

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:

No objection

No objection to the Variation of Condition 1

Advice to Local Planning Authority

The Local Highway Authority (LHA) are in receipt of application 24/00074/CONDIT for the variation of Condition 1 of 23/00117/CONDIT

Condition

- 1. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:*

Site Location Plan - Drg No. 6675-L-10D

Layout Plans - MFD02/RP/01 Rev B, MFD02/RP/02 Rev B, MFD02/RP/03 Rev B

*House Type Drawings -
S304_HA AS-OP
JT203_HA AS-OP rev B Floor and Elevation plans
JS326_HA OP rev C
JS326_HA AS rev C
JS317_HA P01 AS rev C
JS199_HA OP rev A
JS199_HA AS-OP rev A
JS203_HA AS-OP rev B
23/00117/CONDIT Page 2 of 12 PECONZ
JS203 Amber AS-OP rev B
JS318 Heron AS-OP X rev B Floor and Elevation plans
JD421 Kingfisher OP rev C render
JD421 Kingfisher AS rev C render
JD421 Kingfisher OP rev B brick
JD421 Kingfisher AS rev A brick
JD411 Cardinal OP rev B render
JD411 Cardinal AS rev B render
JD411 Cardinal OP brick
JD411 Cardinal AS brick
JD401 Maple OP rev A render
JD401 Maple AS rev A render
JD401 Maple OP rev A brick
JD401 Maple AS rev B brick
JD331 Redpol OP rev B render
JD331 Redpol AS rev B render
JD331 Redpol OP rev B brick
JD331 Redpol AS rev B brick
JD326 Woodcock AS
JD319 Willowby OP rev A
JD319 Willowby AS rev C
JD315Y Whinchat AS render
JD315X Whinchat AS brick
JD313Y Redpoll AS render
JD313X Redpoll AS brick
JD311 Swift AS
All received 9th February 2023*

*JD422 AS Floor and Elevation plans
Material Layout Plan rev A
Both received 17th April 2023*

Reason: To ensure a satisfactory form of development in accordance with Policies DM1 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Highways Comments:

The LHA observe that Jelson Homes Drawing Number MFD02/RP/04 shows that there are no proposed road layout changes (when compared with Jelson Homes Drawing Revision A). It is also noted that there are no proposed changes to the access arrangements onto London Road.

The LHA have checked the change of house types for plots 7-10, 57-60, 173 and 174-177. The LHA have no comments regarding the changes to 7-10, 57-60 and 173.

The LHA note that visitor parking has been removed for 174-177. Whilst the LHA would prefer this to remain so the parking provision for the plots accords with Highway Requirements for Development Part 4 – the LHA are unable to demonstrate the change in provision would lead to a severe highway safety issue.

Therefore the LHA have no objection to the Variation of Condition 1 attached to 23/00117/CONDIT.

Date Received
1 February 2024

Case Officer
Oliver Rivera

Reviewer
BD

Date issued
16 February 2024