

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: 24/00389/FUL

Highway Reference Number: 2024/0389/04/H

Application Address: Hansom Cab Brookfield Road Burbage Hinckley Leicestershire LE10 2LL

Application Type: Full

Description of Application: Erection of new entrance porch, garden room, pergolas, timber cladding, window awnings, hard surfaces and other associated works

GENERAL DETAILS

Planning Case Officer: David Spring

Applicant: C/O Boyer

County Councillor: Cllr Barry Walker

Parish: Burbage

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 115 of the National Planning Policy Framework (December 2023).

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) has been consulted by Hinckley & Bosworth Borough Council as the Local Planning Authority (LPA) on a full application for the erection of a new entrance porch, garden room, pergolas, timber cladding, window awnings, hard surfaces and other associated works at Hansom Cab, Brookfield Road, Hinckley.

Site Access

The site is accessed via an existing vehicular access from Brookfield Road, an unclassified road subject to a 30mph speed limit. The vehicular access measures approximately 7.5m wide and leads to an onsite customer car park. Two existing pedestrian accesses are available at the frontage of the public house on Copper Drive.

Based on the submitted application form, no amendments are proposed to the existing vehicular access points and no new accesses are proposed.

Highway Safety

There has been one Personal Injury Collision (PIC) that has been recorded on Brookfield Road within the most recent five-year period. The PIC was recorded as slight in severity. The LHA has given consideration to the circumstances of the PIC and does not consider that the development proposal would exacerbate the likelihood of further such incidents occurring.

Internal Layout

The information within the submitted application form states that there is existing parking provision of 83 car parking spaces available on site. Information submitted within the covering letter dated 25th March 2024 shows that parking provision on site is to remain unchanged as part of this development.

Highway Requirements for Parking Part 4 guidance of the LHDG contain specific quantum guidance for this development type under 'Class A3 - Food and Drink Public Houses and licensed clubs.' The guidance states that if the layout is defined, there should be one customer car space per 3 square metres of public area (excluding services, lobbies, toilets, cloakrooms, etc).

The LHA have assessed Concept Existing Site Plan 3562-01 alongside Concept Proposed Site Plan 3532-04.

The main changes proposed relating to internal public area dimensions usable for customers of the public house are the proposed garden room (measuring 9.3m x 3.0m) and pergola B (measuring 9.1m x 2.4m) which both have roofs. The internal public area of both combines to an added 49.74m of useable public space which in line with aforementioned guidance would require provision of an extra 17 parking spaces.

However, the LHA have given consideration to the extensive parking restrictions in place on both sides of the highway on Copper Drive and Brookfield Road including the extant level of parking available on site. Having regard to the safety record of the site in conjunction with the nature of the development proposed and the extant use of the site, the LHA consider it unlikely the developmental proposal would result in an increase of indiscriminate parking in the vicinity of the site. The LHA therefore have no objection to the absence of further parking provision in these site specific circumstances.

Date Received
9 May 2024

Case Officer
Oliver Rivera

Reviewer
BD

Date issued
22 May 2024