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: 2009/0163/04
CE/EN Ref: WW204 Left on L/A File
Application Address: 23, BURTON ROAD, TWYCROSS, ATHERSTONE, CV9 3PR
Parish: Twycross
Applicant: Twycross Garden And Aquatic Centre
District Planning Case Officer: James Hicks
Brief Description of Development: ERECTION OF TEAROOM AND TOILET BLOCK BUILDINGS.

OBSERVATIONS

(a) On any Improvement lines: None

(b) On Access Arrangements:

New vehicular access:	No	**New pedestrian access:**	No
Altered vehicular access:	No	**Altered pedestrian access:**	No

(c) On effect on Rights of Way: No

(d) On any new road proposal: No

(e) On application in general:

21/44 Burton Road - A444

County Councillor Ivan Donald Ould

RECOMMENDATIONS

Notes to Planning Officer

There is insufficient information submitted with this application to enable a full, reasoned Highway Authority response to be given. Further details are needed. The D & A statement does not adequately discuss of street parking provision within the site. The applicant must be in a position to demonstrate that the proposed combined uses at the site would have sufficient parking. Any overspill parking at this location or poor operation of the car parking area could lead to a wholly unacceptable scenario of vehicles parking or queuing within Burton Road to the detriment of highway safety.

The car parking area is not currently marked out and this needs to be addressed.

The proposal if permitted could lead to a significant intensification in use of the existing vehicular access onto Burton Road. The current access width could also be better and there is substandard radii to each side of the access. When considering the nature of the existing delivery vehicles which use the access and the likely increase of such vehicles the radii should

be improved in accordance with the standards contained in the L.C.C guidance document 'Highways, Tranpsortation & Development'.

Furthermore, visibility splays at the access are obscured both to and from emerging vehicles due to existing illegal signing which the applicant has placed in various places along the grass verges either side of the access. These signs do not have the consent of the Highway Authority and need to removed.

Date Received	**Date Of Inspection**	**Inspector**	**Signed Off**
16/03/2009	26/03/08	Matt Lennon	1/04/09