

**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: 25/01005/CONDIT

Highway Reference Number: 2025/1005/04/H

Application Address: Consol 6 Rainbow Way Burbage Hinckley Leicestershire LE10 2FR

Application Type: Variation of Condition (s73)

Description of Application: Variation of condition 2 (Plans) of planning permission 18/00844/FUL.
Creation of new entrance with additional glazing on the south elevation to allow the unit to be spilt into two and increase parking provision.

GENERAL DETAILS

Planning Case Officer: Faizal Jasat

Applicant: John Bridges

County Councillor: St Marys ED - Cllr Stuart Bray

Parish: Burbage

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:

No objection

No objection to the Variation of Condition 2

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 variation of condition 2 (Plans) of planning permission 18/00844/FUL at Consol 6, Rainbow Way, Burbage, Hinckley. The Applicant proposes the creation of new entrance with additional glazing on the south elevation to allow the unit to be spilt into two and increase parking provision. The LHA have reviewed the following documents submitted by the Applicant in support of the proposals:

- Covering latter dated 30th September 2025 (reference P8242/LS/hr and authored by Haris Lamb);
- Harris Lamb drawing number P8242-01 (Site Plan); and
- Harris Lamb drawing number BC08397-02 (Elevations as Existing and as Proposed).

Condition 2

For the avoidance of doubt, condition 2 is provided below:

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. 2097 P401 Rev B - received by the local planning authority on 5 November 2018*
- *Proposed Site Plan - Drg No. 2097 P400 Rev L - received by the local planning authority on 5 November 2018*
- *Demolition Site Plan - Drg No. 2097 P402 Rev B - received by the local planning authority on 5 November 2018*
- *Drainage Easement Zone Plan - Drg No. 2097 P403 Rev B - received by the local planning authority on 5 November 2018*
- *Proposed Boundary Treatments Plan - Drg No. 2097 P404 Rev B - received by the local planning authority on 5 November 2018*
- *Units 1 - 3 Floor Plans and Elevations - Drg No. P100 Rev F - received by the local planning authority on 23 August 2018*
- *Units 4 - 5 Floor Plans and Elevations - Drg No. P110 Rev E - received by the local planning authority on 23 August 2018*
- *Units 6 - 7 Floor Plans and Elevations - Drg No. P120 Rev B - received by the local planning authority on 23 August 2018*
- *Proposed Building Use Classes Drg No. 2097 P407 Rev A - received by the local planning authority on 25 January 2019*
- *Portacabin Location - Drg No. 2097 P408 Rev B - received by the local planning authority on 21 January 2019*
- *Portacabin Elevations - Drg No. 2097 P409 - received by the local planning authority on 14 September 2018*

Reason: To ensure a satisfactory impact of the development to accord with Policies DM1 and DM10 of the adopted Site Allocations and Development Management Policies DPD.

Highways Comments:

The LHA note that the subdivision of Unit 6 would comply with the existing permitted uses at the site, given that no use class is proposed to be introduced. There would be no loss of the existing parking provisions because of the proposals. Furthermore, Harris Lamb drawing number P8242-01 details an additional four car parking spaces within the site. It is therefore the understanding of the LHA that the Applicant intends to provide the additional four spaces as part of the proposals. Whilst this is welcomed, the LHA advise HGV access to the roller shutter door for Unit 7 could be problematic, particularly when the car parking spaces are in use. This could however be the case under the existing situation and access for HGVs may already be managed to avoid peak times on the site. The LHA advise this is however a private site and it would be for the owners to liaise with each other in respect of deliveries.

Given the above, the LHA would have no objection to the variation of Condition 2 to include the revised plans submitted by the applicant.

Date Received
27 October 2025

Case Officer
Ben Dutton

Reviewer
DH

Date issued
18 November 2025