

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: 26/00324/FUL

Highway Reference Number: 2026/0324/04/H

Application Address: Land Adj 46 Upper Bond Street Hinckley Leicestershire LE10 1RJ

Application Type: Full

Description of Application: Change of use from garages to B2 use

GENERAL DETAILS

Planning Case Officer: Sophie Iliffe

Applicant: Mr Robert Morris

County Councillor: Cllr Michael Mullaney

Parish:

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).

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) has been consulted by the Local Planning Authority (LPA), Hinckley & Bosworth Borough Council (HBBC), on a planning application which seeks the:

‘Change of use from garages to B2 use.’

The proposals are on land adjacent to 46 Upper Bond Street, Hinckley, Leicestershire, LE10 1RJ.

Note – The LHA have included hyperlinks to relevant sections of the Leicestershire Highway Design Guide ([LHDG](#)) within this report. These are identified in bold, underlined and in blue text.

The LHA have reviewed the following documents as part of these observations:

- Application Form
- Site Location Plan
- Block Plan
- Design and Access Statement and
- Planning Statement

A site visit was undertaken on 27 April 2026.

Proposals

The site is currently occupied by 13 garages and eight off-street parking spaces. It appears the garages are available for private hire. This application seeks to change the use of the garages to B2, this is to afford renters the chance to store things within the garages other than motor vehicles.

The garages appear to be associated with the factory situated to the northeast of the site. The Applicant has stated within the 'Application Form' that the number of car parking spaces within the site associated with the factory will remain the same.

Having scaled from the 'Block Plan' the LHA have taken into consideration that the garages do not comply with the section of the LHDG titled '[Garages and Gated Accesses](#)' in terms of length or width.

The LHA have also taken into consideration the following:

- There is evidence of on street parking within the area
- That there are Traffic Regulation Orders (TROs) in and around the area in the form of double and single yellow lines to deter inconsiderate parking on and around junctions and
- There is time restricted parking between the hours of 09:00hrs and 17:00hrs

The LHA are also aware that a self-storage unit is likely to produce less trips on the public highway than a garage.

Whilst electric gates are proposed, gates at this location were approved as part of 90/00683/4, as such, this is an existing situation.

For the reasons set out above, the LHA would not seek to resist the proposals.

Date Received
20 April 2026

Case Officer
Neal Chantrill

Reviewer
BD

Date issued
12 May 2026