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: 2009/0385/04
CE/EN Ref: PlanCon* + T471
Application Address: 12, MANSION STREET, HINCKLEY, LE10 0AU
Parish: Hinckley
Applicant: Eastern Shires Housing Association
District Planning Case Officer: Sarah Humphries
Brief Description of Development: VARIATION OF CONDITIONS NO'S 5 AND 15 OF PLANNING PERMISSION 07/00648/FUL RELATING TO PARKING FACILITIES

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: Yes

(d) On any new road proposal: No

(e) On application in general:

*Previous PlanCon refs: 2009/7025/04; 2007/0648/04; 2004/1315/04.
Plotting sheet 29/53. Classified road - B4667 Traffic Sensitive
Note Footpath V116 - copy sent to Rights of Way Officer.
Schemes:
TM532: Approved for Construction : Re-classification B to C
3251.00: Firm: Bus Stop Improvements

County Councillors : Stuart L BRAY & Keith W P LYNCH (Burbage Castle)

INITIAL RESPONSE

On the basis of the guidance contained in the current Leicestershire County Council publication 'Highways, transportation and development', off street car parking for a proposed housing development should be provided in accordance with the method for calculating total demand contained in the Department for Communities and Local Government (DCLG) research paper on residential car parking. This should be based on a number of factors including: car ownership levels; size and type of housing (that is owner-occupied, rented and so on); and whether the parking spaces are to be allocated to particular houses or unallocated.

Taking into consideration the number of car parking spaces shown on the submitted plan and the number of rooms in each apartment, on the basis of the DCLG paper method, 14

apartments/flats would lead to a demand for approximately 19.6 spaces. The proposal would only provide 14 spaces and therefore the Highway Authority has concerns that the level of car parking would not be appropriate and could lead to car parking overspilling onto the local road network.

On the basis of discussions with the Applicants' Agent, it is their intention that the Eastern Shires Housing Association will retain ownership of the building, and presumably the car parking courtyard. However, in planning terms there would be nothing to prevent each car parking space from being sold off separately and for each parking space to be allocated to a particular dwelling.

If it will be possible to ensure in planning terms that each car parking space will permanently remain unallocated to any particular dwelling (shared), the proposal would be acceptable. Further information is required in connection with whether this will be possible. One possible solution may be for a Section 106 legal agreement, to be attached to the properties.

Date Received	Date Of Inspection	Inspector	Signed Off
25/06/2009	13/07/2009	Simon Hill	15/07/2009