

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: 23/00383/FUL

Highway Reference Number: 2023/0383/04/H

Application Address: Former Factory Works Upper Bond Street Hinckley Leicestershire

Application Type: Full

Description of Application: Proposed erection of residential apartments (following demolition Laban Tansey building,) and associated solar panels, parking, and landscaping on land between Druid Street and Upper Bond Street.

GENERAL DETAILS

Planning Case Officer: Matt Jedruch

Applicant: Mr Andrew Reid

County Councillor: Cllr Michael Mullaney

Parish: De Montfort

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:

The Local Highway Authority does not consider that the application as submitted fully assesses the highway impact of the proposed development and further information is required as set out in this response. Without this information the Local Highway Authority is unable to provide final highway advice on this application.

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) are in receipt of application 23/00383/FUL for the demolition of a former factory and erection of eight x one bedroom apartments and four x two bedroom apartments at land between Druid Street and Upper Bond Street, Hinckley.

Site Access

The Applicant proposes to utilise the existing access onto Upper Bond Street which is an adopted, 'B' classified road (B4667) subject to a 30 mph speed limit. Pedestrian access to the development is to be provided from Druid Street as well as from Upper Bond Street.

hssp architects drawing No. 8613-03-004 contains a note stating, *existing tarmac pavement widened to site frontage*. It is not clear from the drawing the area that this note relates to and therefore the Applicant should advise if any changes to the public footway are proposed.

The existing access serves the adjacent Bond Street Distillery which includes a bar, runs tours of the distillery, has a gin school and is available for corporate hire. The Applicant has acknowledged that the distillery has an existing right of access and therefore the proposed development and the distillery are to share the access.

Drawing No. 8613-03-004 shows that the access is 5.9 metres wide. The LHA will comment further on the suitability of the access following receipt and analysis of the further information requested below.

Highway Safety

In the previous five years there has been three recorded Personal Injury Collisions on Upper Bond Street with all being recorded as being 'slight' in severity.

Internal Layout

Drawing No. 8613-03-004 shows the provision of ten parking spaces to serve 12 dwellings which is a shortfall of two spaces when considered in relation to the minimum parking requirements set out in Part 3, Paragraph 3.151 of the Leicestershire Highway Design Guide (LHDG) . The aforementioned drawing also contains a note stating that the drawing should not be scaled.

Whilst the LHA would prefer a parking space to be provided for each individual dwelling it is recognised that the near town centre location of the development affords appropriate opportunities to promote sustainable transport and provides good access to key services. In addition, existing traffic regulation orders in the surrounding area are likely to prevent any increase in the occurrence of inappropriate on-street parking

The LHA would however advise that parking is allocated to specific dwellings so it is clear to prospective buyers whether or not they will have a parking space available to them within the site.

Given that Drawing No. 8613-03-004 cannot be scaled the Applicant should submit a further scaled drawing of the parking provision so that the LHA can check that the dimensions of the parking spaces accord with Part 3, Paragraph 3.165 of the LHDG.

An aisle width in excess of six metres is shown which the LHA confirm is suitable for the vehicles using the parallel spaces to turn so that the highway is approached in a forward gear.

The LHA are concerned regarding the turning ability of vehicles using the tandem spaces and therefore tracking drawings should be submitted for the four tandem space that demonstrates vehicles turning within the site without conflicting with any other spaces.

The LHA note that the adjacent building was the subject of application reference 19/00183/FUL for a change of use to form a distillery with offices, new bar and function room. The redline boundary for application reference 19/00183/FUL (drawing No. 18 25 01 A) contained the entire parking area that has been submitted as part of this application

Application reference 19/00183/FUL was approved by the Local Planning Authority 10 May 2019. Condition 5 attached to this approval states;

Prior to the first use of the building hereby permitted, the car parking and turning facilities shown on approved drawing Proposed Ground Floor Plan drg. no. 18.25.07 received by the Local Planning Authority on 7 May 2019, shall be provided, surfaced as detailed on the submitted plan and made available for use and once provided shall be permanently so maintained at all times thereafter.

The LHA observe that drawing No. 18.25.07 shows the provision of 11 parking spaces for the use of the distillery, offices, new bar and function room.

The LHA request that the Applicant provides further information that explains the proposed parking provision in relation to the above extant permission. At present the LHA are concerned that there may be too much demand for the parking area which could lead to vehicles waiting in the carriageway or reversing onto the highway.

Date Received
9 May 2023

Case Officer
Simon Herbert

Reviewer
BD

Date issued
30 May 2023