

**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: 23/00790/FUL

Highway Reference Number: 2023/0790/04/H

Application Address: The Cottage Elmesthorpe Lane Earl Shilton Leicester Leicestershire LE9 7PU

Application Type: Full

Description of Application:

Change of Use of paddock (Sui generis agriculture) to dog exercising area (Class E) and associated parking

GENERAL DETAILS

Planning Case Officer: Matt Jedruch

Applicant: Lorraine and Stuart Wileman

County Councillor: Cllr Maggie Wright

Parish: Earl Shilton

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 111 of the National Planning Policy Framework (2023), subject to the conditions and/or planning obligations outlined in this report.

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) understands the applicant is seeking full planning permission for a change of use of a paddock (Sui generis agriculture) to a dog exercising area (Class E) and associated parking on land adjacent to The Cottage, Elvesthorpe Lane, Earl Shilton.

The LHA is aware of the following planning history at the site:

22/01018/FUL | Proposed three bedroom replacement dwelling following demolition of the existing three bedroomed detached house and garage. | The Cottage Elvesthorpe Lane Earl Shilton Leicestershire LE9 7PU - Permitted July 2023.

Site Access

The site is located off Elvesthorpe Lane, an unclassified road subject to a 30mph speed limit. Elvesthorpe Lane then terminates at a point approximately 80m south of the proposed access to the site.

There are no specific drawings of the site access but the Design and Access Statement makes reference to the site access arrangements which will be provided for the 2022 planning application noted above.

Highway Safety

There have been no recorded Personal Injury Collisions (PICs) recorded on Elvesthorpe Lane in the last five years. The LHA therefore has no pre-existing highway safety concerns regarding this location.

Internal Layout

The applicant has indicated that there will be one parking space available within the site for users of the paddock. Given the small scale of the proposed development the LHA consider the level of parking acceptable.

Condition

1. The development hereby permitted shall not be occupied until such time as the parking has been implemented in accordance with Block Plan drawing submitted to the Local Planning Authority on 14 August 2023. Thereafter the onsite parking provision shall be kept available for such use in perpetuity.

Reason: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally in the interests of highway safety and in accordance with the National Planning Policy Framework (2023).

Date Received
12 September 2023

Case Officer
David Hunt

Reviewer
RD

Date issued
03 October 2023