

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: 24/01152/FUL

Highway Reference Number: 2024/1152/04/H

Application Address: Ivy House Farm Bilstone Road Congerstone Shackerstone Nuneaton
Leicestershire CV13 6LW

Application Type: Full

Description of Application: Change of use of existing agricultural building to commercial use (Class E- light industrial)

GENERAL DETAILS

Planning Case Officer: Joseph Fleetwood HBBC

Applicant: Mr Tim Sinnott

County Councillor: Bertie Harrison-Rushton

Parish: Shackerstone

Road Classification: Class C

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

‘Change of use of existing agricultural building to commercial use (Class E- light industrial).’

The proposals are at Ivy House Farm, Bilstone Road, Congerstone, Leicestershire, CV13 6LW.

There have been numerous applications at the site over several years, however, none at the proposed application site.

The LHA have reviewed the following documents as part of this application:

- Application Form;
- Site Location Plan;

- Planning Statement authored by The Rural Planning Company;
- Planning – Block Plan, drawing number J1008911-11 Rev B;
- Planning – Elevations, drawing number J1008911-12 Rev A.

Site Access

The site is situated on the southern extent of Bilstone Road, approximately 72m to the west of the junction of Bilstone Road / Bosworth Road / Main Street. Bilstone Road is an adopted, classified C road subject to a 30mph speed limit.

The Applicants are not proposing any access amendments. The LHA are satisfied that the access is suitable for the proposed scale of use at the site.

Highway Safety

The LHA have reviewed their Personal Injury Collision (PIC) database and find there has been one PIC recorded within 500m in all directions from the site, this was classed as slight in severity.

The LHA have reviewed the PIC data and are satisfied there are no patterns or trends the proposals are likely to exacerbate.

Trip Generation

The Applicant has stated within the 'Planning Statement' that customer traffic will be none to low given the nature of the business, the LHA would not dispute this. The 'Application Form' states that there would be five full-time employees at the site, this equates to 10 x two-way trips (five arrivals and five departures). Given that the extant agricultural use would generate trips in its own right, it would be difficult for the LHA to demonstrate there would be a significant intensification of trips to the site.

Internal Layout

The 'Planning Statement' indicates that full planning permission was granted in July 2021 for the siting of storage containers (Class B8) on land to the east of the farm building cluster (20/00997/FUL). This proposal required the widening of the existing access road to 3.5m and laying out of a passing bay to increase the width to 5.5m at that point. The storage facility has been constructed and is now operational, and the works to the access road have been completed. Given the small-scale nature of the proposals the LHA finds the access road adequate for the proposed scale of development.

The Applicant has indicated within the 'Planning Statement' that Table DG11 of the Leicestershire Highway Design Guide (LHDG) was used when calculating the number of car parking spaces required. It should be noted that this has been superseded and the revised LHDG can be found at <https://www.leicestershirehighwaydesignguide.uk/>.

The car parking requirements can now be found via <https://www.leicestershirehighwaydesignguide.uk/highway-layouts-and-design/parking-and-making-provision-service-vehicles/non-residential-parking-standards/non-residential-parking-standards-class-e>

This states that Use Class E(g)(iii) Industrial Processes is as per the B2 use class. However, the LHA will seek to restrict any subsequent conversion from class E(g)(iii) to E(g)(i) via the planning process unless sufficient space is provided within the application boundary to increase parking to minimum E(g)(i) levels.

The Applicant has demonstrated on 'Planning – Block Plan', drawing number J1008911-11 Rev B 14 off-street parking spaces. This is a shortfall of three parking spaces using one parking space per 50m of floor space (833sqm divided by 50m equalling 16.66 spaces). B2 also states that one lorry space (articulated vehicle) for every 400sqm should also be provided. The B2 use class requirements can be found at <https://www.leicestershirehighwaydesignguide.uk/highway-layouts-and-design/parking-and-making-provision-service-vehicles/non-residential-parking-standards/non-residential-parking-standards-class-b>. Given this, the LHA would ask the Applicant to reconsider their parking layout.

The LHA have also noted that it appears on the Google Maps© aerial view that there maybe an obstruction for several of the proposed parking spaces, this is replicated below.



Can this matter please be clarified by the Applicant.

The car parking space dimensions should be in accordance with Figure 44: Size and layout of parking spaces, which can be found at <https://www.leicestershirehighwaydesignguide.uk/highway-layouts-and-design/parking-and-making-provision-service-vehicles/design-principles-street>. This states that a minimum parking space should be 5.5m by 2.4m, add 0.5m if bounded by a wall, fence, hedge, line of trees or similar obstruction on one side 1m if bounded on both sides. Having reviewed drawing Planning – Block Plan, drawing number J1008911-11 Rev B the LHA find the car parking spaces do not accord with Figure 44 of the LHDG. However, given the distance from the public highway they LHA would not seek any car parking space dimension amendments in these site-specific circumstances.

Public Rights of Way (S91)

Public Footpath S91 runs along the length of the access road for approximately 130m. Given the proposed scale of the development, the LHA are satisfied that the use and enjoyment of Public Footpath S91 will not be significantly affected.

Date Received
7 January 2025

Case Officer
Neal Chantrill

Reviewer
BD

Date issued
22 January 2025