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: 2008/1088/04
CE/EN Ref: LL24
Application Address: WILLOW PARK INDUSTRIAL ESTATE, UPTON LANE, STOKE GOLDING, NUNEATON, CV13 6EU
Parish: Higham on the Hill
Applicant: Autowash Engineering Ltd
District Planning Case Officer: James Hicks
Brief Description of Development: ERECTION OF INDUSTRIAL UNIT WITH PERIMETER FENCE.

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: No

(d) On any new road proposal: No

(e) On application in general:

28/30 Off Upton Lane - Unadopted off Unclass

County Councillor Ivan Donald Ould

RECOMMENDATIONS

Notes to Planning Officer

The access junction serving the proposed development site is considered to be inadequate in terms of visibility to and from turning traffic to cater for additional vehicles using it and the road network within the vicinity of the proposed development site is considered unsuitable to cater for additional large/heavy goods vehicles.

The application site appears (from Highway Authority aerial photographs) to be currently occupied by a number of container units and a couple of permanent looking buildings. The proposed industrial unit will replace the existing buildings and (presumably) the containers will also be removed, however no details of existing and proposed floor areas have been submitted. It is therefore difficult to tell whether the proposed development has the potential to generate an increase in the number of vehicles using the access junction with Upton Lane. If (as suggested in your email dated 21/01/2009) it is felt that this proposal is simply for a replacement of the existing buildings/structure on the site and the proposal will not facilitate an increase in

activity/operations on the site, the Highway Authority has no observations to make on the proposal.

If however it is felt that the proposed building is of a much larger scale than that of the existing building & structures on the site, and that the proposal will give the site potential for a significant increase in operations on the site, it is recommended that the application should be refused in the following terms: -
The applicant has failed to demonstrate that the proposal, if permitted would not result in a significant increase in vehicular use of the existing access junction of Willow Park Industrial Estate with Upton Lane, which lacks appropriate visibility to and from turning traffic. The increase in use of this substandard junction could result in additional dangers to road users and would not be in the best interests of Highway safety.

Date Received	**Date Of Inspection**	**Inspector**	**Signed Off**
16/01/2009	20/01/2009	Andy Gatward	06/02/2009