

**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.

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**APPLICATION DETAILS:**

Planning Application Number: 23/00772/CONDIT

Highway Reference Number: 2023/0772/04/H

Application Address: Barons Park Farm Desford Lane Kirby Muxloe Leicester Leicestershire LE9  
2BE

Application Type: Variation of Condition (s73)

Description of Application:

Variation of Condition 01 (Approved plans) and Condition 03 (Parking and Turning Facility) of Planning Permission ref: 22/00581/CONDIT [Variation of Condition 01 (Approved plans) and Condition 03 (Provision of Parking and Turning Facility) of Planning Permission ref: 21/01083/REM (Approval of reserved matters (appearance, landscaping, layout & scale) of hybrid planning permission 15/01221/HYB for 10 dwellings) dated 22/04/2022]

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**GENERAL DETAILS**

Planning Case Officer: David Spring

Applicant:

County Councillor: Cllr Peter Bedford

Parish: Desford

Road Classification: Class C

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**Substantive Response provided in accordance with article 22(5) of The Town and Country Planning (Development Management Procedure) (England) Order 2015:**

**No objection**

No objection to Variation of Conditions 1 and 3 attached to 22/00581/CONDIT.

**Advice to Local Planning Authority**

**Background**

The Local Highway Authority (LHA) have been consulted on the variation of conditions 1 (Approved Plans) and 3 (Parking and Turning) attached to 22/00581/CONDIT

## **Condition 1**

Condition 1 replicated below for ease.

*The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:*

- i. 1612 - LOC-B - Site Location Plan
- ii. 1612 - P01A - Existing Site Plan
- iii. **1612 - P02P - Proposed Site Plan**
- iv. 1612 - P03A - North Aerial View
- v. 1612 - P04A - South Aerial View
- vi. 1612 - P05A - Proposed Street Views 1-2
- vii. 1612 - P06A - Proposed Street Views 3-4
- viii. 1612 - P07A - Proposed Street Views 5-6
- ix. 1612 - P08C - Plot 1 Floor Plans - Type A
- x. 1612 - P09A - Plot 1 Elevations - Type A
- xi. 1612 - P10B - Plot 1 Garage Plan and Elevations
- xii. 1612 - P11C - Plot 2 Floor Plans - Type B
- xiii. 1612 - P12A - Plot 2 Elevations - Type B
- xiv. 1612 - P13B - Plot 2 Garage Plan and Elevations
- xv. 1612 - P14C - Plot 3 Floor Plans - Type C
- xvi. 1612 - P15A - Plot 3 Elevations - Type C
- xvii. 1612 - P16C - Plot 4 Floor Plans - Type G
- xviii. 1612 - P17A - Plot 4 Elevations - Type G
- xix. 1612 - P18C - Plot 5 Floor Plans - Type D
- xx. 1612 - P19A - Plot 5 Elevations - Type D
- xxi. 1612 - P20C - Plot 6 Floor plans - Type D
- xxii. 1612 - P21A - Plot 6 Elevations - Type D
- xxiii. 1612 - P22C - Plot 7 Floor Plans - Type A
- xxiv. 1612 - P23A - Plot 7 Elevations - Type A
- xxv. 1612 - P24B - Plot 7 Garage Plan and Elevations
- xxvi. 1612 - P25C - Plot 8 Floor Plans - Type F
- xxvii. 1612 - P26A - Plot 8 Elevations - Type F
- xxviii. 1612 - P27C - Plot 9 Floor Plans - Type D
- xxix. 1612 - P28A - Plot 9 Elevations - Type D
- xxx. **1612 - P29C - Plot 10 Floor plans - Type A**
- xxxi. **1612 - P30A - Plot 10 Elevations - Type A**
- xxxii. 1612 - P31B - Plot 10 Garage Plan and Elevations
- xxxiii. 1612 - P32 - Plot 5 Context
- xxxiv. RSKM-BSP-ZZ-XX-DR-C-0115\_P02\_Swept Path Analysis
- xxxv. IV.344.20 - Gas Risk Assessment Letter Full
- xxxvi. 1612 Materials Schedule - March 2022 - For Planning - Rev B
- xxxvii. 252 E01 P1 - External Lighting Layout
- xxxviii. CEMP Barons Park Farm, Kirby Muxloe + Noise Assessment
- xxxix. BDA Surveying - Asbestos Survey Report
- xl. WML-CL21 Record of Actions - Supervision of Bat Roosting Habitat
- xli. Construction Environment Method Statement - Traffic management Plan (003)
- xl.ii. RSKM-BSP-ZZ-XX-DR-C-0210\_P03\_Proposed Levels
- xl.iii. RSKM-BSP-ZZ-XX-DR-C-0240\_P01\_Private Drainage Layout
- xl.ii. Bat Emergence and Activity Surveys 2021 v1

- xlvi. *Tree Survey and Constraints Plan01*
- xlvi. *Tree Survey and Method Statement01*
- xlvi. *IV.344.20 Kirby Muxloe PH.II Report. F1.29.03.21*
- xlvi. *210810 S104 Foul Calcs*
- xlvi. *210810 S104 Storm Calcs*
- l. *Tree Protection Plan01*
- li. *210518 - Noise and Vibration Assessment*
- lii. *RSKM-BSP-ZZ-XX-DR-C-0180\_P01\_S278 Signs and Lines*
- lii. *RSKM-BSP-ZZ-XX-DR-C-0130\_P02\_S278 Construction Layout*
- lii. *RSKM-BSP-ZZ-XX-DR-C-0103\_P02\_S278 Colour plan*
- lii. *GL1589 01A Soft landscape Proposals*

Highway related conditions highlighted in bold.

### **Highways Comments:**

The LHA note there are numerous amendments to the vast majority of the plots, however, having checked the information contained within the application, it appears only amendments to plot 10 concern highway matters.

The Applicant is proposing to remove the detached garage and replace with an integrated single garage.

Having reviewed 'Plot 10 Floor Plan', drawing number P29 Rev D and 'Proposed Site Plan', drawing number P02 Rev R, the LHA are satisfied the proposals comply with Paragraphs 3.151 (Quantum of Off-Street Car Parking), 3.165 (Car Parking Space Dimensions), 3.200 (Garage Dimensions) of Part 3 of the Leicestershire Highway Design Guide.

Given the above the LHA would not object to the variation of condition 1 (Approved plans).

### **Condition 3**

Condition 3 replicated below for ease.

*The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with Proposed Site Plan, drawing number 1612(C) P12 Rev C. Thereafter the onsite parking provision shall be so maintained 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 (and to enable vehicles to enter and leave the site in a forward direction) in the interests of highway safety and in accordance with the National Planning Policy Framework (2021).*

### **Highways Comments:**

As detailed above, the Applicant is proposing to remove the detached garage and replace with an integrated single garage.

Having reviewed 'Plot 10 Floor Plan', drawing number P29 Rev D and 'Proposed Site Plan', drawing number P02 Rev R, the LHA are satisfied the proposals comply with Paragraphs 3.151 (Quantum of Off-street Car Parking), 3.165 (Car Parking Space Dimensions), 3.200 (Garage Dimensions) of Part 3 of the Leicestershire Highway Design Guide.

Given the above the LHA would not object to the variation of condition 3 (Parking and Turning).

**Date Received**  
**15 August 2023**

**Case Officer**  
**Neal Chantrill**

**Reviewer**  
**BD**

**Date issued**  
**4 September 2023**