

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: 24/00589/FUL

Highway Reference Number: 2024/0589/04/H

Application Address: 8 Nuffield Road Hinckley Leicestershire LE10 3DG

Application Type: Full

Description of Application: Extension to goods outward warehouse and print room

GENERAL DETAILS

Planning Case Officer: Joseph Fleetwood HBBC

Applicant: Mr Martin Woodward

County Councillor: Cllr David Bill MBE

Parish:

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

Advice to Local Planning Authority

Background

The proposed development seeks to construct a westward expansion to an existing commercial property at 8 Nuffield Road, Hinckley. There have been two previous planning approvals at the site, in 2014 under 14/00315 and again in 2021 under 21/00006/FUL.

It is noted 14/00315 was for warehouse extensions to the east and west of the building. The extension to the east end of the building was duly constructed. The west extension never commenced, however, 21/00006/FUL was submitted which would have substantially increased scale of the western extension granted under 14/00315. However, 21/00006/FUL was granted by the Local Planning Authority (LPA) on 15 June 2021.

The Applicant has indicated within their submitted 'Planning Statement' that unfortunately they have not been in a position to implement the permission granted under 21/00006/FUL. They have therefore re-submitted the same information as previously submitted under 21/00006/FUL as the application has now lapsed.

The Applicant has provided information to the LPA stating:

'The frequency of vehicles will stay exactly the same as now'.

As such, the Local Highway Authority (LHA) are of the opinion that the proposed development does not represent an intensification of use.

Trip Generation

The LHA are content that the proposed development will not result in an increase in two-way trips. The number of HGV movements is therefore expected to be the same as the existing, two arrivals and two departures. A total of four (two-way) trip movements is not considered to result in a severe impact on the local highway.

Highway Safety

The LHA have re-visited their Personal Injury Collision (PIC) data and find no collisions have taken place along Nuffield Road in the most recent five-year period.

The LHA are therefore of the opinion that there are no existing highway safety issues that will be exacerbated by the proposed development.

Site Access and Internal Layout

It is noted that an existing set of inward opening gates are situated at the back of the highway boundary along Nuffield Road. The proposals shown on 'Planning Amended Design V2', received by the LPA on 14 June 2024 replace the inward opening gate, with a sliding gate which is still located at the back of the highway boundary.

The LHA had concerns that the reversing access shown on the HGV vehicle tracking requires the full width of the carriageway that is known to comprise of significant levels of on-street parking. It is understood that this forms the existing access to the site, for which there are no known existing highway safety issues. Furthermore, this access was previously approved as part of planning application 14/00315/FUL and 21/00006/FUL.

The LHA welcome the provision of a parking layout shown on 'Planning Amended Design V2', received by the LPA on 14 June 2024 and its inclusion of disabled bays and additional cycle parking spaces beyond approved application 14/00315.

Conditions

1. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on 'Planning Amended Design V2', received by the LPA on 14 June 2024 have been implemented in full.

REASON: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of general highway safety and in accordance with the National Planning Policy Framework (December 2023).

2. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance on 'Planning Amended Design V2', received by the LPA on 14 June 2024. 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 (December 2023).

3. No development shall commence on the site until such time as a construction traffic management plan, including as a minimum details of wheel cleansing facilities, vehicle parking facilities, and a timetable for their provision, has been submitted to and approved in writing by the Local Planning Authority. The construction of the development shall thereafter be carried out in accordance with the approved details and timetable.

REASON: To reduce the possibility of deleterious material (mud, stones etc.) being deposited in the highway and becoming a hazard for road users, to ensure that construction traffic does not use unsatisfactory roads and lead to on-street parking problems in the area.

Informative

- It is an offence under Section 148 and Section 151 of the Highways Act 1980 to deposit mud on the public highway and therefore you should take every effort to prevent this occurring.

Date Received
21 June 2024

Case Officer
Neal Chantrill

Reviewer
DH

Date issued
02 July 2024