

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: 25/00152/FUL

Highway Reference Number: 2025/0152/04/H

Application Address: Land Adjacent 19 Newbold Road Barlestone Nuneaton Leicestershire CV13 0DZ

Application Type: Full

Description of Application: Erection of 2 dwellings and alterations to existing access (resubmission of 21/00901/FUL)

GENERAL DETAILS

Planning Case Officer: Alex Jelley

Applicant: Mr D Jinks

County Councillor: Ross Hills

Parish: Barlestone

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 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 116 of the National Planning Policy Framework (2024), subject to the conditions and/or planning obligations outlined in this report.

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) is in receipt of a consultation for a full application for the erection of two dwellings and alterations to existing access (resubmission of 21/00901/FUL) at land adjacent to 19 Newbold Road, Barlestone. It is noted that planning permission for 21/00901/FUL, for same scale of development and the Applicant is seeking to renew this.

Based on the submitted Design & Access Statement (dated February 2025) the two dwellings were granted planning permission by the Local Planning Authority (LPA) as part of application reference 18/00465/FUL (which was for a total of four dwellings within the overall site). In addition, planning permission was granted by the LPA for six dwellings to the rear of the proposed two dwellings as part of application reference 19/00228/FUL.

That application took into account the two remaining dwellings (from the original four) granted as part of application reference 18/00465/FUL.

Site Access

Access to the site is proposed off Newbold Road, a C classified road, subject to a 30mph speed limit. Site access details are provided on Planning Drawing - Sheet 1 of 2 Site Plan drawing number 14.127.04 A. This remains the same as the site access arrangements accepted by the LHA as part of previous applications at the site and is therefore considered to be acceptable.

Highway Safety

Based on available records to the LHA, there have been no recorded Personal Injury Collisions along Newbold Road within the vicinity of the site access during the last five years. On this basis, the proposals are unlikely to exacerbate an existing highway safety concern.

Internal Layout

Details of the internal layout of the site are provided on Planning Drawing - Sheet 1 of 2 Site Plan, drawing number 14.127.04 A. Two parking spaces are proposed for each 2/3 bed dwelling, as per the previous proposals, which is considered acceptable to the LHA.

Given the proposals are identical to the previous proposals accepted by the LHA and subsequently approved by the LPA, the LHA would not seek to resist the proposals subject to the following conditions.

Conditions

1. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on Planning Drawing - Sheet 1 of 2 Site Plan drawing number 14.127.04 A 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 (2024).

2. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with Planning Drawing - Sheet 1 of 2 Site Plan drawing number 14.127.04 A. 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 (2024).

3. No part of the development hereby permitted shall be occupied until such time as site drainage details have been provided to and approved in writing by the Local Planning Authority. Thereafter surface water shall not drain into the Public Highway and thereafter shall be so maintained.

REASON: To reduce the possibility of surface water from the site being deposited in the highway causing dangers to road users in accordance with the National Planning Policy Framework (2024).

4. The development hereby permitted shall not be occupied until such time as the access drive (and any turning space) has been surfaced with tarmacadam, or similar hard bound material (not loose aggregate) for a distance of at least 5 metres behind the highway boundary and, once provided, shall be so maintained in perpetuity.

REASON: To reduce the possibility of deleterious material being deposited in the highway (loose stones etc.) in the interests of highway safety and in accordance with the National Planning Policy Framework (2024).

Informative

- Planning Permission does not give you approval to work on the public highway. Therefore, prior to carrying out any works on the public highway you must ensure all necessary licences/permits/agreements are in place. For further information, please telephone 0116 305 0001. 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.
- To erect temporary directional signage you must seek prior approval from the Local Highway Authority in the first instance (telephone 0116 305 0001).

Date Received
25 February 2025

Case Officer
Emma Peacock

Reviewer
DH

Date issued
11 March 2025