

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: 24/01048/P3CQ

Highway Reference Number: 2024/1048/04/H/R1

Application Address: Land South Of Retreat Farm, Whittington Lane, Thornton, Leicestershire

Application Type: Full

Description of Application: Re-consultation. Notification to determine if Prior Approval is required for the change of use of an agricultural building to a dwellinghouse (Class C3)

GENERAL DETAILS

Planning Case Officer: Joseph Fleetwood HBBC

Applicant: Mr Nicholas Hart

County Councillor: Cllr Peter Bedford

Parish: Bagworth & Thornton

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 re-consulted on the above application which is seeking "to determine if Prior Approval is required for the change of use of an agricultural building to a dwellinghouse (Class C3)." The LHA is in receipt of further information from the Applicant demonstrating the proposed surfacing of the site access.

The LHA has reviewed the following submitted documents in the formulation of these observations:

- Application Form
- 'Proposed Site Plan,' drawing number 9205-03-01 Rev B
- 'Site Location Plan,' drawing number 9205-01-01 Rev A
- 'Proposed Elevations,' drawing number 9205-03-03 Rev A

Reference is made to the [Leicestershire Highway Design Guide](#) (LHDG) throughout these observations.

Site Access

Following comments from the LHA as part of the previous consultation, the Applicant has demonstrated surfacing with a hard bound material for a distance of 11 metres from the highway boundary on the submitted drawing titled 'Proposed Site Plan,' drawing number 9205-03-01 Rev B. The LHA welcomes this amendment to the proposed development's access arrangements and is satisfied that this will prevent deleterious material from being deposited within the highway.

However, as the application will retain the existing paddock and its associated agricultural movements, the LHA consider that the proposed development would result in an intensification of use of the existing access.

Therefore, the LHA requests that the Applicant demonstrate on a scaled vehicle tracking drawing, that an agricultural vehicle can pass a car within the access, clear of the highway.

Date Received
23 January 2025

Case Officer
Harry Smith

Reviewer
VV

Date issued
6 February 2025