

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: 23/00758/FUL

Highway Reference Number: 2023/0758/04/H/R1

Application Address: Basin Bridge Bungalow Hinckley Lane Higham On The Hill Nuneaton
Leicestershire CV13 6LJ

Application Type: Full

Description of Application:

Re-consultation. Demolition of existing bungalow and construction of single dwelling including revised access, parking and landscaping

GENERAL DETAILS

Planning Case Officer: Joseph Fleetwood HBBC

Applicant: Mr R Sheppard

County Councillor: Bertie Harrison-Rushton

Parish: Higham on the Hill

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

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) has been re-consulted on full application 23/00758/FUL, for the demolition of the existing bungalow and construction of single dwelling including revised access, parking and landscaping. The proposals are at Basin Bridge Bungalow, Hinckley Lane, Higham On The Hill, Leicestershire CV13 6LJ. The LHA previously responded to the Local Planning Authority (LPA) on 5 September 2023 advised approval with conditions in matters relating to the highway.

The LHA have reviewed the revised information and note it appears there are no amendments in matters relating to the access, amount of bedrooms or off-street car parking and turning provision.

Given the above, the LHA has no further comments to make in this instance and would refer the LPA to the previous observations provided by the LHA on 5 September 2023.

However, please find revised conditions below with amended plan numbers.

Conditions

1. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with Site Plan As Proposed Detail, drawing number 22-106-K0002-P2. Thereafter the onsite parking and turning provision shall be kept available for such use 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 (2023).

2. No part of the development hereby permitted shall be occupied until such time as the access arrangements including visibility splays of 2.4 metres by 66 metres to the west and 2.4 metres by 42 metres to the east of the access as demonstrated on Upgraded Site Access With Vis Splays and Tracking, drawing number 3065-03 have been implemented in full. These shall thereafter be permanently maintained with nothing within those splays higher than 0.6 metres above the level of the adjacent footway/verge/highway.

REASON: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, and to afford adequate visibility at the access to cater for the expected volume of traffic joining the existing highway network in the interests of general highway safety and in accordance with the National Planning Policy Framework (2023).

3. The development hereby permitted shall not be occupied until such time as the access drive has been surfaced with tarmacadam, or similar hard bound material (not loose aggregate) for a distance of at least 11 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 (2023)

4. Notwithstanding the provisions of Part 2 of Schedule 2, Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) no gates, barriers, bollards, chains or other such obstructions shall be erected to the vehicular access unless set back a minimum of 11 metres behind the highway boundary.

REASON: To enable a vehicle to stand clear of the highway in order to protect the free and safe passage of traffic including pedestrians in the public highway in accordance with the National Planning Policy Framework (2023).

5. The new vehicular access hereby permitted shall not be used for a period of more than six month from being first brought into use unless any existing vehicular access on Hinckley Lane that becomes redundant as a result of this proposal have been closed permanently and reinstated in accordance with details first submitted to and agreed in writing by the Local Planning Authority.

REASON: In the interests of highway and pedestrian safety in accordance with the National Planning Policy Framework (2023).

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.

Date Received
19 October 2023

Case Officer
Neal Chantrill

Reviewer
BD

Date issued
31 October 2023