

**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: 23/00711/FUL

Highway Reference Number: 2023/0711/04/H/R1

Application Address: The Blue Bell Inn 39 High Street Desford Leicester Leicestershire LE9 9JF

Application Type: Full

Description of Application:

Re-consultation. Change of use from cafe (Class E(b)) and residential (Class C3) to convenience foodstore (Class E(a)). Construction of two storey side extension, two-storey and single storey rear extensions (following the demolition of existing single-storey element to rear of 37 High Street/2A Main Street and store to rear of public house) with associated car parking, landscaping and other works

GENERAL DETAILS

Planning Case Officer: Matt Jedruch

Applicant: Mr Matthew Roe

County Councillor: Cllr Peter Bedford

Parish: Desford

Road Classification: Class B

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

Given the scale of development and due to the volume and complexity of technical evidence submitted the Local Highway Authority (LHA) would advise the Local Planning Authority that whilst the analysis has commenced formal observations are still forthcoming. As a result the LHA would request that you arrange for your Council not to determine the application before the LHA has had the opportunity to establish whether the residual cumulative impact of development can be mitigated in accordance with paragraph 115 of the NPPF (December 2023). The LHA will be able to provide a further response by 10 January 2024.

**Date Received
23 November 2023**

**Case Officer
Ben Dutton**

**Reviewer
DH**

**Date issued
20 December 2023**