

Jane Steel

From: Victoria Vernon <Victoria.Vernon@leics.gov.uk>
Sent: 01 February 2024 09:33
To: Alex Jelley
Cc: Planning Folder New; HDC
Subject: Planning Application Consultation for LCC Highways ref 24/00019/FUL

Good Morning Alex,

I am reviewing planning application reference 24/00019/FUL for the retrospective erection of a 50 bedroom golf and leisure hotel at Kyngs Golf And Country Club.

Based on a desk top review, I have noted that the proposed access arrangements secured under 13/00272/CONDIT (https://publicdocuments.hinckley-bosworth.gov.uk/PublicAccess_Live/Document/ViewDocument?id=9D47004896D311E299910019BBDB5C40) do not appear to have been implemented in full.

This has led me to question whether constitutes an extant permission given condition one imposed on the decision notice (repeated below for ease) required these to be implemented within 12 months.

1. Within 12 months from the date of this decision the works to the access, access drive and footpath widening as set out in Site Plan and Access Arrangements and Highway Improvements drawing no. P827/101A received by the Local Planning Authority on 24 July 2013 shall be implemented.

Site Plan and Access Arrangements and Highway Improvements drawing no. P827/101A was also submitted and formed part of the approved plans for 19/01437/FUL. However, a condition was imposed on the decision notice requiring alternate access arrangements which has been repeated below for ease.

25. Notwithstanding the submitted plans, the clubhouse shall not be brought into use until the proposed access has a width of a minimum of 6 metres for a distance of at least 15 metres behind the highway boundary and shall be surfaced in a bound material with a 10m kerbed radii. The access once provided shall be so maintained at all times.

This condition failed to include the offsite highway works such as the footpath widening and crossing points.

Given the above, can you please provide clarification over what the LHA considers the permitted use of the site to be and the secured access arrangements / off site highway works.

I will also need to conduct a site visit to clarify what is currently in place and take accurate measurements.

Therefore, would it be possible to agree an extension of time to allow the LHA to consider the confirmed use/access arrangements/off site works once received.

Kind regards,

Victoria Vernon (She/They)
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