

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: 23/01183/FUL

Highway Reference Number: 2023/1183/04/H

Application Address: Manor Farm 2 Carlton Road Barton In The Beans Nuneaton Leicestershire
CV13 0DE

Application Type: Full

Description of Application:

Conversion of agricultural building to single dwellinghouse

GENERAL DETAILS

Planning Case Officer: Matt Jedruch

Applicant: Messrs D And R Jackson

County Councillor: Bertie Harrison-Rushton

Parish: Shackerstone

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 115 of the National Planning Policy Framework (December 2023), 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 full application 23/01183/FUL for the conversion of an agricultural building to a single dwellinghouse at Manor Farm, 2 Carlton Road, Barton In The Beans, Nuneaton, Leicestershire, CV13 0DE. There have been various applications submitted within the overall site which are detailed below.

22/00907/P3CQ - Prior Approval for the conversion of an existing agricultural building to provide five residential dwellings. The LHA advised approval with conditions on highway matters on 7 October 2022. However, the Local Planning Authority (LPA) refused the scheme on non-highway grounds on 28 November 2022.

23/00159/P3CQ - Prior approval for the conversion of an existing agricultural building to provide five residential dwellinghouses. The LHA advised approval with conditions on highway matters on 15 March 2023. However, the LPA refused the scheme on non-highway grounds on 17 April 2023.

Site Access

House Martin Designs drawing number HMD/PD/0507/01 has been provided and shows the applicant intends to use an existing access.

The site access was assessed as part of application 19/00093/FUL and found to be acceptable on highway matters for 11 dwellings. Whilst application 19/00093/FUL was refused by the LPA, it was not on highway grounds.

Given the above, it is unlikely that it would be possible to sustain a reason for refusal on highways grounds in the event of an appeal.

The applicant should note that irrespective of the above, the access drive should have a minimum width of 2.75 metres and be surfaced in a bound material for at least the first 5 metres beyond the highway boundary.

Highway Safety

The LHA have re-checked their Personal Injury Collision (PIC) database and there have been no recorded PICs to the junction of Carlton Road/Main St/Nailstone Road/Odstone Road to the north, or within 500m to the south of the site access within the last five years.

Given it could not be reasonably demonstrated the proposals would lead to a material increase in trip generation when compared with the currently permitted land use, the LHA does not consider that there are reasonable grounds to suggest that this development proposal would have a detrimental impact on highway safety.

Internal Layout

House Martin Designs drawing number HMD/PD/0507/02 has been provided and shows the single dwellinghouse would contain six bedrooms. Per LHDG Highway Requirements Part Four <https://resources.leicestershire.gov.uk/sites/resource/files/field/pdf/faq/2022/3/22/Highway-requirements-for-development-part-4-parking-standards.pdf> a minimum of three parking spaces should be provided for a dwelling of four or more bedrooms.

As displayed by House Martins Designs drawing number HMD/PD/0507/01 the applicant proposes to provide four parking spaces. The LHA are satisfied the parking provision is in accordance with Highway Requirements Part Four.

The applicant should note that the dimensions of the parking spaces are currently short of minimum 2.4m x 5.5m advised in Part 3 of the LHDG. The measurements are in accordance with the minimum standards recommended in Manual For Streets guidance, therefore the LHA have no objection on this matter.

Conditions

1. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on House Martins Design drawing number HMD/PD/0507/01 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 (December 2023).

2. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with House Martins Designs drawing number HMD/PD/0507/01. 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 (December 2023).

3. 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 (December 2023).

Informatives

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 December 2023

Case Officer
Oliver Rivera

Reviewer
BD

Date issued
12 January 2024