Leicestershire County Council

PLANNING APPLICATION CONSULTATION RESPONSE

Report of the Director of Highways, Transportation & Waste Management to the Planning Authority relating only to the Highway aspects.

DETAILS OF APPLICATION

Planning Ref No: 2009/0266/04
CE/EN Ref: PlanCon*
Application Address: 2, ALDRIDGE ROAD, BURBAGE, HINCKLEY, LE10 2LH
Parish: Burbage
Applicant: Mr & Mrs M Broderick
District Planning Case Officer: Sarah Humphries
Brief Description of Development: EXTENSIONS AND ALTERATIONS TO BUNGALOW AND PART CHANGE OF USE TO TEACHING FACILITY AMENDED SCHEME.

OBSERVATIONS

(a) On any Improvement lines: None

(b) On Access Arrangements:

New vehicular access:	No	**New pedestrian access:**	No
Altered vehicular access:	No	**Altered pedestrian access:**	No

(c) On effect on Rights of Way: No

(d) On any new road proposal: No

(e) On application in general:

*Previous PlanCon ref: 2009/0087/04.

Plotting sheet 29/73. Classified B4109 - traffic sensitive / Unclassified road.

County Councillors : Mr J Moore & Mrs M Sherwin (Burbage Castle)

RECOMMENDATIONS

Conditions
No gates shall be erected to the vehicular access.

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.

Before first use of the development hereby permitted, turning facilities shall be provided within the site in order to allow vehicles to enter and leave in a forward direction. The turning area so provided shall not be obstructed and shall be available for use at all times.

Reason: To enable vehicles to enter and leave the site in a forward direction in the interests of the safety of road users.

Prior to the development being brought into use, the existing boundary wall fronting Aldridge Road shall be permanently reinstated in accordance with the detail shown in the submitted Dwg No:- p.p00698422.

Reason: To reduce the number of vehicular accesses to the site and consequently to reduce the number of potential conflict points.

Consent shall be personal to the applicant.

Reason: Although the off street car parking is likely to be acceptable for the proposed use, a more traffic-intensive use of the premises within the same Use Class could be inappropriate due to the limitations of the parking area.

Before first use of the development hereby permitted, the vehicular access to the site shall be provided with 4 metre control radii on the western side of the access.

Reason: To enable vehicles to enter and leave the highway in a slow and controlled manner and in the interests of general highway safety and to afford easy access to the site and protect the free and safe passage of traffic in the public highway.

Before first use of the development hereby permitted the access drive and any turning space shall be surfaced with tarmacadam, concrete or similar hard bound material (not loose aggregate) for a distance of at least 5 metres behind the Highway boundary and shall be so maintained at all times.

Reason: To reduce the possibility of deleterious material being deposited in the highway (loose stones etc.)

Before first use of the development hereby permitted, the vehicular access to the site shall be widened to an effective minimum width of 4.25 metres over a distance of at least 5 metres behind the Highway boundary. The access drive once widened shall be so maintained at all times.
NOTE: If the access is bounded immediately on one side by a wall, fence or other structure, an additional 0.5 metre strip will be required on that side. If it is so bounded on both sides, additional 0.5 metre strips will be required on both sides.

Reason: To ensure that vehicles entering and leaving the site may pass each other clear of the highway and not cause problems or dangers within the highway.

The car parking and turning facilities shown within the curtilage of the site shall be provided before the development is brought into use and shall thereafter permanently remain available for such use.

Reason: To ensure that adequate off-street parking provision is made to reduce the possibilities of the proposed development leading to on-street parking problems in the area.

Note(s) to Applicant
All works within the limits of the Highway with regard to the access shall be carried out to the satisfaction of the Southern Area Manager - (telephone 0116 3052202.)

Date Received	Date Of Inspection	Inspector	Signed Off
15/04/2009	23/04/2009	Matt Lennon	06/05/2009