

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: 24/00121/FUL

Highway Reference Number: 2024/0121/04/H

Application Address: Stamford Arms 2 Leicester Road Groby Leicester Leicestershire LE6 0DJ

Application Type: Full

Description of Application:

Extension and alteration to existing public house (Sui generis) and change of use to deli/coffee shop (class E)

GENERAL DETAILS

Planning Case Officer: Sullivan Archer

Applicant: Mr Ian Everington

County Councillor: Cllr Ozzy O'Shea

Parish: Groby

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).

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) has been consulted by Hinckley & Bosworth Borough Council as the Local Planning Authority (LPA) on a full application for the extension and alteration to the existing public house (Sui generis) and change of use to deli/coffee shop (Class E) at Stamford Arms, 2 Leicester Road, Groby.

Site Access

Based on the submitted application form, no amendments are proposed to the existing vehicular access points and no new accesses are proposed.

Highway Safety

Based on available records to the LHA, there have been three Personal Injury Collisions (PIC's) recorded on Ratby Road and Leicester Road within 500m of the Ratby Road/ Leicester Road/

Markfield Road junction during the last five years. One of the PIC's was recorded as slight and two were recorded as serious.

The slight PIC occurred in the vicinity of the Post Office on Leicester Road in May 2019 and involved a single vehicle. The second PIC on Leicester Road occurred in November 2019 and was recorded as serious. This involved a turning vehicle at the Newtown Linford Lane junction and a pedestrian. The third PIC occurred at the junction of Ratby Road and Martinshaw Lane in June 2023. This was recorded as serious and involved a turning vehicle and a motorcycle.

The LHA advise that there appears to be no patterns or causes in respect of the PIC's and there is no specific cluster where they have occurred. On this basis, the LHA considers the proposals are unlikely to exacerbate an existing highway safety concern in the area.

Internal Layout

The LHA has liaised with the LPA in respect of the usable public areas of the existing public house (excluding services, lobbies, toilets, cloakrooms, etc.) and it is understood following additional information being provided by the Applicant that this is 227 sqm. The proposals would increase the public floorspace to 254sqm. The proposals would therefore result in an increase in public floorspace of 127sqm.

Based on the Highway Requirements for Development document available within the Leicestershire Highway Design Guide (available at <https://resources.leicestershire.gov.uk/lhdg>), for a Class E use (formerly A1 use) and a proposed floorspace of 257sqm, the proposals would require one parking space per 50sqm gross floor area up to 100sqm. Additional spaces at the rate of one per 100sqm would also be required, with a minimum provision of two spaces being provided. The LHA therefore advise that three car parking spaces would be required because of the proposed development.

The submitted application form details that there are currently 31 car parking spaces available and that there are no additional spaces proposed.

The LHA has visited the site between 13:00 – 13:30 on a weekday and it was noted that approximately 14 car parking spaces were still available in the two pub car parks during this time. In addition, there were several two hour limited waiting bays that were vacant and unrestricted on-street parking spaces available in the area.

Given the surrounding road network is covered by a comprehensive package of Traffic Regulation Orders including double and single yellow lines as well as time restricted on-street parking spaces, the LHA advises it would be difficult to demonstrate the proposals could lead to inappropriate on-street parking in the surrounding area.

Furthermore, the site is located central to Groby and within an 800m walk for the majority of the village. As such, the LHA consider it would be difficult to resist the proposals on the grounds of a lack of off-street parking.

Date Received
21 February 2024

Case Officer
Ben Dutton

Reviewer
DH

Date issued
21 March 2024