

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 Growth, Environment & Transport.

APPLICATION DETAILS

Planning Application Number: 26/00768/FUL

Highway Reference Number: 2026/0768/04/H

Application Address: Bethel And Bethesda Residential Home Equity Road East Earl Shilton
Leicester Leicestershire LE9 7FY

Application Type: Full

Description of Application: Proposed construction of 4 no semidetached dormer bungalows and 1 detached dormer bungalow (for occupation by persons over the age of 55 only) resubmission of 22/00370/FUL

GENERAL DETAILS

Planning Case Officer: Joseph Fleetwood HBBC

Applicant: Lumb

County Councillor: Earl Shilton ED - Martin Richard England CC

Parish: Earl Shilton

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 Policy TR6(4) of the National Planning Policy Framework (2026), subject to the conditions and/or planning obligations outlined in this report.

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) has been consulted by the Local Planning Authority (LPA), Hinckley & Bosworth Borough Council (HBBC), on a planning application which seeks the:

'Proposed construction of 4 no semidetached dormer bungalows and 1 detached dormer bungalow (for occupation by persons over the age of 55 only) resubmission of 22/00370/FUL.'

The proposals are at Bethel And Bethesda Residential Home, Equity Road, East Earl Shilton, Leicestershire LE9 7FY.

There has been one previous application at the site listed below:

22/00370/FUL - Proposed construction of 4 no semi-detached dormer bungalows and 1 detached dormer bungalow (for occupation by persons over the age of 55 only) with associated parking and amenity space. The LHA advised approval on 3 October 2022 in matters relating to the highway. The LPA subsequently approved the proposals on 4 October 2022.

It appears this is a re-submission due to the previous permission lapsing. All the information is as previously submitted, assessed and approved.

The LHA are satisfied that their previous observations still apply and are valid. As such, the LHA would not seek to resist the development subject to the following conditions.

Conditions

1. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on Andrew Moore Architectural Services drawing number 1546 Sheet No.2 have been implemented in full.

REASON: To ensure that vehicles entering the site may do so in a slow and controlled manner, in the interests of general highway safety and in accordance with the National Planning Policy Framework (2026).

2. Notwithstanding the submitted plans, the proposed access on Station Road shall have a dropped crossing of 5.5 metres. The access once provided shall be so maintained at all times.

REASON: To ensure that vehicles entering the site may do so in a slow and controlled manner, in the interests of general highway safety and in accordance with the National Planning Policy Framework (2026).

3. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with Andrew Moore Architectural Services drawing number 1546 Sheet No.2. 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 (2026).

4. 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 (2026).

5. No part of the development hereby permitted shall be occupied until such time as drainage details have been provided to and approved in writing by the Local Planning Authority for the access onto Station Road. Thereafter surface water shall not drain into the Public Highway and thereafter shall be so maintained.

REASON: To reduce the possibility of surface water from the site being deposited in the highway causing dangers to road users in accordance with the National Planning Policy Framework (2026).

Informative

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 make every effort to prevent this occurring.

Date Received
1 September 2026

Case Officer
Neal Chantrill

Reviewer
BD

Date issued
8 September 2026