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: 2009/0078/04
CE/EN Ref: Previous on Plan-Con 2008/0454/04 2007/0673/04 AP627
Application Address: Land Rear Of Oaklands, Breach Lane, Earl Shilton, Leicestershire
Parish: Earl Shilton
Applicant: Mr Darren Pratt
District Planning Case Officer: Richard Wright
Brief Description of Development: SUBSTITUTION OF HOUSE TYPES (PLOTS 76-80).

OBSERVATIONS

(a) On any Improvement lines: None

(b) On Access Arrangements:

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

(c) On effect on Rights of Way: No

(d) On any new road proposal: No

(e) On application in general:

29/27 & 29/37 See 2009/0077/04

Breach Lane - Unclass / Oaklands Avenue - Unadopted Sec.38 - P2226

County Councillor Denis Robert Bown

SCHEME_REF : ES_BYPASS : Developer length of Earl Shilton Bypass - subject to s106 agreement and subject to planning permission

SCHEME_REF : MTP0005 : Earl Shilton Bypass

Within : 200 METRE BOUNDARY FROM CONSTRUCTION LIMITS OF PROPOSED A47 EARL SHILTON BYPASS

SCHEME_REF : TM3112 : Proposed 40mph & 30mph speed limit

RECOMMENDATIONS

Note(s) to Planning Officer

The Highway Authority would normally seek to resist a proposal that could lead to an increase in use of a road that is unsuitable in its width and design to cater for additional traffic. However, on the basis of the existing level of traffic using Breach Lane and the reduction as a result of the severence of the road by the bypass, it is unlikely that it would be possible to sustain a reason

for refusal of the Applicants specific proposal on the grounds of an increase in traffic in the event of an appeal.

Conditions
The gradient of the access drive shall not exceed 1:12 for the first 5 metres behind the Highway boundary.
Reason: To enable vehicles to enter and leave the highway in a slow and controlled manner and in the interests of general highway safety.

Before first use of the development hereby permitted, drainage shall be provided within the site such that surface water does 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.

Before the first occupation of any dwelling hereby permitted, car parking provision shall be made within the curtilage of the dwelling on the basis of 2 spaces for a dwelling with up to three bedrooms and 3 spaces for a dwelling with four or more bedrooms. The parking spaces so provided shall not be obstructed and shall thereafter permanently remain available for car parking.
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.

Before first occupation of any dwelling hereby permitted, its 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.)

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
13/02/2009	19/02/2009	Simon Hill	27/02/2009