

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: 24/00789/FUL

Highway Reference Number: 2024/0789/04/H

Application Address: Groby Ex-Servicemens Social Club Ltd 16 - 18 Leicester Road Groby
Leicester Leicestershire LE6 0DJ

Application Type: Full

Description of Application: Creation of an external seating area within the existing car park including replacement of handrailing to the existing access

GENERAL DETAILS

Planning Case Officer: Joseph Fleetwood HBBC

Applicant: Mr Pagett

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 does not consider that the application as submitted fully assesses the highway impact of the proposed development and further information is required as set out in this response. Without this information the Local Highway Authority is unable to provide final highway advice on this application.

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:

'Creation of an external seating area within the existing car park including replacement of handrailing to the existing access.'

The proposals are at Groby Ex-Servicemen's Social Club Ltd, 16 - 18 Leicester Road, Groby, Leicestershire, LE6 0DJ.

There have been two previous applications at the site detailed below:

15/00430/FUL – Demolition of existing building at first floor and first floor flat roof extension. It does not appear from our records that the LHA were consulted on this application. The LPA approved the development on 26 August 2015.

17/01053/CONDIT - Variation of Condition 2 and 6 of planning permission 15/00430/FUL to alter the car parking scheme. The LHA were consulted and did not object to the variation of the car parking layout on 7 November 2017. The LPA approved the application on 12 December 2017.

The LHA have reviewed the following documents:

- Application Form;
- Design and Access Statement (DAS); and
- Proposed Scheme Layout, drawing number 7956 / 02.

Site Access

The Applicant are not proposing any access arrangement amendments.

Highway Safety

The LHA have reviewed their Personal Injury Collision (PIC) data and found there have been three PIC's recorded on Ratby Road and Leicester Road within 500m of Ratby Road / Leicester Road / Markfield Road junctions during the last five years. One of the PIC's was recorded as slight and two were recorded as serious.

The PIC recorded as slight 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 have reviewed the PIC's and find there to be no patterns or trends 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 proposals would result in the loss of three off street car parking spaces should the LPA be minded to grant the development. The Applicant has stated within the DAS that the application submitted under 15/00430/FUL was never implemented and the removal of the 4 car parking spaces brings the property back to the original parking numbers. However, having reviewed previous applications and historical images of the site there appears to be some discrepancies in car parking numbers at the site quoted.

This said, whilst the loss of the car parking spaces is disappointing, given the surrounding road network is covered by a comprehensive package of Traffic Regulation Orders (TRO's) including double and single yellow lines as well as time restricted on-street parking spaces, the LHA considers 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 in the event of an appeal.

This said, the Applicant should provide a revised, scaled car parking layout drawing in order for the remaining car parking spaces to be conditioned.

Date Received
22 August 2024

Case Officer
Neal Chantrill

Reviewer
BD

Date issued
4 September 2024