

**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: 24/01143/CONDIT

Highway Reference Number: 2024/1143/04/H/R1

Application Address: 21 Shaw Lane Markfield Leicestershire LE67 9PU

Application Type: Variation of Condition (s73)

Description of Application: Re-consultation. Application to vary condition 1 and 30 of planning permission 18/00658/HYB. Amendment to replace drawing 22614_08_020_01 Rev E with 1252-ADC-ZZ-XX-DR-Z-0103-S1-P01

GENERAL DETAILS

Planning Case Officer: Sullivan Archer

Applicant: C/O Agent

County Councillor: Cllr Peter Bedford

Parish: Markfield

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:

No objection

No objection to the Variation of Conditions 1 and 30 attached to 18/00658/HYB.

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) have been re-consulted on application 24/01143/CONDIT for the variation of conditions 1 (Approved Plans) and 30 (Existing Access Arrangements) attached to 18/00658/HYB.

18/00658/HYB sought a hybrid planning application comprising of outline permission (access, scale and landscaping) for the erection of up to 5000 sqm of B8 storage and full permission for extension to existing manufacturing unit (B2/B8) with associated access, landscaping and drainage works. The Local Planning Authority (LPA) approved the development on 8 January 2021.

Conditions 1 and 30 have been replicated below.

Condition 1

'The Development shall be carried out in accordance with the submitted plans and details in the following schedule:

- *Site Location Plan Dwg. No. 7627-03-001 Rev C received on 12 November 2018;*
- *Landscape Strategy Dwg. No. 18.1352.002 Rev A received on 12 November 2018;*
- *Proposed Site Plan and Sections Dwg. No.7627-03-004 Rev F received on 13 December 2018;*
- *Access Design 22614_08_020_01 Rev E received on 12 November 2018;*
- *Access Design 22614_08_020_03 Rev A received on 12 November 2018;*
- *Flood Lighting Scheme LL1034/001 Rev A received 7 November 2018;*
- *Tree Protection Plan Dwg. No. 18.1352.003 submitted received on 28 June 2018;*
- *Proposed Sections 7627-03-010 Rev A received on 28 June 2018;*
- *Proposed Elevations 7627-03-006 Rev E received on 28 June 2018;*
- *Proposed Ground Floor Plan 7627-03-005 Rev E received on 28 June 2018*
- *Existing Plans and Elevations 7626-03-003 received on 28 June 2018; and*
- *Existing Site Plan 7627-03-002 received on 28 June 2018.'*

Condition 30

'No part of Phase 1 of the development hereby permitted under the Full aspect of the application shall be bought in to use until such time as the access arrangements shown on M-EC drawing number 22614_08_020_01 Rev E have been implemented in full.

Reason: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of general highway safety and in accordance with Policy DM17 of the Site Allocations and Development Management Policies DPD and the National Planning Policy Framework (2019).'

Highways Comments:

The LHA previously objected to the variation of conditions 1 (Approved Plans) and 30 (Existing Access Arrangements), requesting further information. This included:

- Provision of a revised, scaled vehicle swept path analysis drawing demonstrating an 18.550m HGV accessing and egressing the site.

In response to the LHAs previous observations provided to the LPA on 15 January 2025, the Applicant has provided the following additional information:

- Existing, Proposed and Consented layouts with HGV tracking, drawing number 1252 ZZ XX DR Z 0103 S1 Rev P02 with revised vehicle length of 18.550m.

The submitted revised drawing demonstrates the existing, consented and proposed access arrangements with vehicle swept path analysis diagrams demonstrating an 18.550m HGV accessing and egressing the site.

The LHA have reviewed drawing 'Existing, Proposed and Consented layouts with HGV tracking', drawing number 1252 ZZ XX DR Z 0103 S1 Rev P02 and make the following comments.

The LHA are satisfied that with the proposed re-location of the pedestrian gates to the northeast of the access, and centreline re-location to the southwest of the access, HGVs would require a shorter distance within the opposite carriageway before returning to the correct carriageway over the consented access arrangements.

For the reasons set out above, the LHA would not seek to resist the variation of conditions 1 (Approved Plans) and 30 (Existing Access Arrangements) attached to 18/00658/HYB.

Date Received
27 January 2025

Case Officer
Neal Chantrill

Reviewer
BD

Date issued
10 February 2025