

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: 24/00149/P3CQ

Highway Reference Number: 2024/0149/04/H

Application Address: Pond Barn Cold Comfort Farm Rogues Lane Hinckley Leicestershire

Application Type: Change of Use

Description of Application:

Change of use of agricultural steel framed barn into a single dwellinghouse (C3) (Revised Scheme of planning application 23/01012/P3CQ)

GENERAL DETAILS

Planning Case Officer: Sullivan Archer

Applicant: Mr Christopher McManus

County Councillor: Cllr David Bill MBE

Parish:

Road Classification: Adopted Unclassified

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), 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 on an application to determine if prior approval is required for a proposed change of use of an agricultural steel framed barn into a single dwellinghouse (C3) at Pond Barn, Cold Comfort Farm, Rogues Lane, Hinckley.

The LHA is aware of application reference 23/01012/P3CQ for similar proposals at the same site. Previously, the LHA advised no objection subject to conditions. That application was refused prior approval by the Local Planning Authority.

Site Access/ Trip Generation

No amendments are proposed to the existing site access arrangements via Middleton Lane and Rogues Lane. The LHA are satisfied that the proposed development is unlikely to result in a material increase or a material change in the character of traffic in the vicinity of the site or create

any additional highway safety issues. On this basis the LHA has no objection to the site access arrangements.

Highway Safety

Based on available records to the LHA, there have been no recorded Personal Injury Collisions on Rogues Lane within 500m either side of its junction with Middleton Lane.

Internal Layout

Based on HSSP drawing number 8895 - 03 - 0002. PL02, three car parking spaces are proposed, which would be acceptable for a four bed dwelling as per Part 3, Paragraph 3.151 of the Leicestershire Highway Design Guide (available at <https://resources.leicestershire.gov.uk/lhdg>). The LHA are also satisfied that sufficient turning space is available within the plot.

Condition

1. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with HSSP drawing number 8895 - 03 - 0002 Rev. PL02. Thereafter the onsite parking and turning provision shall be kept available for such uses 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 (December 2023).

Date Received
19 February 2024

Case Officer
Ben Dutton

Reviewer
DH

Date issued
5 March 2024