

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: 24/00809/FUL

Highway Reference Number: 2024/0809/04/H

Application Address: Fenn Lane Farm Fenn Lanes Upton Nuneaton Leicestershire CV13 6BL

Application Type: Full

Description of Application: Change of use of agricultural building to aircraft maintenance and associated intensification of use of adjacent private airstrip (Sui Generis)

GENERAL DETAILS

Planning Case Officer: Matt Jedruch

Applicant: Mr Robert Doherty

County Councillor: Bertie Harrison-Rushton

Parish: Sheepy

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 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 by the Local Planning Authority (LPA), Hinckley & Bosworth Borough Council (HBBC), on a planning application which seeks the:

‘Change of use of agricultural building to aircraft maintenance and associated intensification of use of adjacent private airstrip (Sui Generis).’

The proposals are at Fenn Lane Farm, Fenn Lanes, Upton, Nuneaton, Leicestershire, CV13 6BL.

There have been numerous applications at the site.

The LHA have reviewed the following documents as part of this application.

- Application Form;
- Design and Access Statement;
- Drawing 'Proposed Site Plan A1', drawing number IP/AT/03; and
- Site Location Plan.

Site Access

The Applicants are proposing to utilise the existing access onto Fenn Lanes. The access is situated on the southern extent of Fenn Lanes. Fenn Lanes at the location of the site access is an adopted, classified C road subject to a 50mph speed limit.

Whilst the Applicant has not provided a detailed access drawing, the access is a well-established access serving numerous existing businesses within the site.

Drawing 'Proposed Site Plan A1', drawing number IP/AT/03 demonstrates an effective access width of approximately 8m for at least 40m into the site.

Whilst no detailed vehicular visibility splay drawing has been provided, the LHA have undertaken their own assessment. The LHA found vehicular visibility splays in excess of 2.4m by 215m in either direction of the access. As such, the LHA are satisfied that vehicular visibility splays for the posted 85th percentile speed of the road can be achieved.

Given the above, the LHA are satisfied the access is acceptable for the proposed quantum of development.

Highway Safety

The LHA have checked their Personal Injury Collisions (PICs) data and find that one PIC has been recorded in the last five years that occurred within 500 metres in either direction of the proposed development access, this was classed as slight in severity.

The LHA has considered the circumstances of the above PIC and is satisfied that the development proposal would not exacerbate the likelihood of further such incidents occurring.

Trip Generation

The Applicant has indicated within the Design and Access Statement (DAS) that the business would employ 12 people at the site, generating 24 x two-way trips. A further six two-way trips would be generated by up to three deliveries a day by van.

Aircraft would be flown in and out of the site and generate four to five take offs / landings a week.

Given the above, the LHA could not demonstrate the proposals would lead to a severe increase in trips to the site, contrary to Paragraph 115 of the National Planning Policy Framework (December 2023).

Internal Layout

Whilst the LHA do not have any specific parking standards for Sui Generis, the Applicant has demonstrated on drawing 'Proposed Site Plan A1', drawing number IP/AT/03, 12 off-street car parking spaces. As this is one space per proposed employee, the LHA finds this acceptable.

The LHA can also confirm the off-street car parking spaces comply with Paragraph 3.165 (Car-parking space dimensions) and Figure DG13 (On-site turning and aisle width) of Part 3 of the Leicestershire Highway Design Guide (LHDG), a copy of which can be found at <https://resources.leicestershire.gov.uk/lhdg>.

The LHA finds the above acceptable.

Public Right of Way (PRoW) T24a/1

The LHA are concerned with the public's safety when using and enjoying Public Footpath T24a which crosses the airstrip given the associated intensification of use of flights via the private airstrip. However, given the intensification would be on average one flight a day, the LHA consider adequate warning signage at both field accesses should mitigate the LHA's concerns. This can be dealt with via condition. Any advice should be sought via footpaths@leics.gov.uk.

Conditions

1. The development hereby permitted shall not be brought into use until such time as the parking and turning facilities have been implemented in accordance with 'Proposed Site Plan A1', drawing number IP/AT/03. Thereafter the onsite parking and turning provision shall be kept available for such use 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).

2. Prior to the completion of the development, a signing scheme in respect of the Public Right of Way, should be submitted and approved by the Local Planning Authority and then implemented by the Applicant. Signage should be in accordance with the principles set out in the Leicestershire County Council's Guidance Notes for Developers.

Reason: To ensure the path is safe to follow through the development in the interests of protecting and enhancing Public Rights of Way and access in accordance with Paragraph 104 of the National Planning Policy Framework (December) 2023.

Date Received
28 August 2024

Case Officer
Neal Chantrill

Reviewer
BD

Date issued
10 September 2024