

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: 24/01152/FUL

Highway Reference Number: 2024/1152/04/H/R1

Application Address: Ivy House Farm Bilstone Road Congerstone Shackerstone Nuneaton
Leicestershire CV13 6LW

Application Type: Full

Description of Application: Re-consultation. Change of use of existing agricultural building to commercial use (Class E- light industrial)

GENERAL DETAILS

Planning Case Officer: Joseph Fleetwood HBBC

Applicant: Mr Tim Sinnott

County Councillor: Bertie Harrison-Rushton

Parish: Shackerstone

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 116 of the National Planning Policy Framework (2024), 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 re-consulted by the Local Planning Authority (LPA), Hinckley & Bosworth Borough Council (HBBC), on a planning application which seeks the:

‘Change of use of existing agricultural building to commercial use (Class E- light industrial).’

The proposals are at Ivy House Farm, Bilstone Road, Congerstone, Leicestershire, CV13 6LW.

The LHA previously responded to the LPA on 22 January 2025 requesting further information, this included.

- Further consideration concerning off-street parking; and
- Clarification re possible restricted access to off-street parking.

Note – The LHA have included hyperlinks to relevant sections of the Leicestershire Highway Design Guide (LHDG) within this report. These are identified in bold, underlined and in blue text.

Internal Layout

In response to the LHAs previous comments, the Applicant has provided the following documents.

- Revised Site Location Plan;
- Existing Layout; and
- Planning - Block Plan, drawing number J1008911-11.

The LHA have reviewed the drawing titled 'Planning - Block Plan', drawing number J1008911-11 and welcome the Applicants clarification that a building previously demonstrated as blocking access to several off-street parking space is to be removed.

The Applicant has also demonstrated on 'Planning - Block Plan', drawing number J1008911-11 that 17 off-street parking spaces are to be provided along with two HGV parking spaces within the site. This accords with [**Table 29\(a\)**](#) of the LHDG.

As stated within the LHAs previous observations, the LHA will seek to restrict any subsequent conversion from class E(g)(iii) to E(g)(i) via the planning process unless sufficient space is provided within the application boundary to increase parking to minimum E(g)(i) levels. Given there is inadequate space within the site for any subsequent conversion from class E(g)(iii) to E(g)(i), a restricted condition will be sought. For the reasons given above, the LHA would not seek to resist the proposals subject to the following conditions.

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 Planning - Block Plan, drawing number J1008911-11. 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 (2024).

2. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 and / or the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any orders revoking and re-enacting those Orders), the development site shall not be used for any purpose other than class E(g)(iii).

REASON: In the interests of general highways safety and in accordance with the National Planning Policy Framework (2024) as a more traffic-intensive development at this site would be inappropriate due to the limitations of the vehicular access and/or the local road network.

Date Received
18 February 2025

Case Officer
Neal Chantrill

Reviewer
BD

Date issued
4 March 2025