

**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 Growth, Environment & Transport.

APPLICATION DETAILS

Planning Application Number: 26/00324/CONDIT

Highway Reference Number: 2026/0324/04/H

Application Address: Land Adj 46 Upper Bond Street Hinckley Leicestershire LE10 1RJ

Application Type: Variation of Condition (s73)

Description of Application: Variation of condition 3 attached to 90/0683/4 to allow for the storage of motor vehicles, bikes, vehicle parts and not for the carrying out of trade or business from such premises.

GENERAL DETAILS

Planning Case Officer: Sophie Iliffe

Applicant: Mr Robert Morris

County Councillor: Cllr Michael Mullaney

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:

No objection

No objection to the variation of condition 3 attached to 90/0683/4 (Use of the garages)

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) have been consulted on application 26/00324/CONDIT for the variation of condition 3 (Use of garages) attached to 90/0683/4.

90/0683/4 sought the erection of 15 garages.

Condition 3

Condition 3 has been replicated below for clarity.

'The use of the garages hereby approved shall remain at all times for the parking of motor vehicles and no trade or business shall be carried out therefrom.'

Highways Comments:

The LHA have reviewed the following documents as part of these observations:

- Application Form
- Site Location Plan and
- Block Plan

The LHA previously assessed an application at the same site submitted under 26/00324/FUL for the change of use from garages to B2 use and the LHA stated the following:

'The site is currently occupied by 13 garages and eight off-street parking spaces. It appears the garages are available for private hire. This application seeks to change the use of the garages to B2, this is to afford renters the chance to store things within the garages other than motor vehicles. The garages appear to be associated with the factory situated to the northeast of the site. The Applicant has stated within the 'Application Form' that the number of car parking spaces within the site associated with the factory will remain the same.

Having scaled from the 'Block Plan' the LHA have taken into consideration that the garages do not comply with the section of the LHDG titled 'Garages and Gated Accesses' in terms of length or width.

The LHA have also taken into consideration the following:

- *There is evidence of on street parking within the area*
- *That there are Traffic Regulation Orders (TROs) in and around the area in the form of double and single yellow lines to deter inconsiderate parking on and around junctions and*
- *There is time restricted parking between the hours of 09:00hrs and 17:00hr*

The LHA are also aware that a self-storage unit is likely to produce less trips on the public highway than a garage.

Whilst electric gates are proposed, gates at this location were approved as part of 90/00683/4, as such, this is an existing situation.

For the reasons set out above, the LHA would not seek to resist the proposals.'

This application seeks the variation of condition 3 (Use of the garages) to allow for the storage of motor vehicles, bikes and vehicles parts, and not for carrying out trade or business from such premise.

Given the above would achieve the same outcomes as the application submitted under 26/00324/FUL to which the LHA advised approval in matters relating to the highway, the LHA would not object to the variation of condition 3 (Use of the garages) attached to 90/0683/4.

Date Received
6 August 2026

Case Officer
Neal Chantrill

Reviewer
BD

Date issued
24 August 2026