

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: 24/00432/FUL

Highway Reference Number: 2024/0432/04/H/R1

Application Address: Little Mulberry Upton Lane Stoke Golding Nuneaton Leicestershire CV13 6EU

Application Type: Full

Description of Application: Re-consultation. Construction of barn for agricultural use

GENERAL DETAILS

Planning Case Officer: Sullivan Archer

Applicant: Mr Paul Morris

County Councillor: Bertie Harrison-Rushton

Parish: Higham on the Hill

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).

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) are in receipt of a re-consultation on an application for the construction of a barn for agricultural use located at Little Mulberry, Upton Lane, Stoke Golding, Nuneaton, CV13 6EU.

The LHA previously responded to this application on 31 May 2024 advising that further information was required from the Applicant to determine whether there would be an intensification of use of the site access. Therefore, the LHA requested that the Applicant provided details of the current and proposed number of trips at the site.

The LHA note that the previous Mulberry Farm has been given up to provide redevelopment for residential housing under application reference 22/0066/FUL. The land is currently used for housing the machinery and is driven over to Little Mulberry Farm numerous times a day as Little Mulberry Farm has no storage facilities located on site.

Site Access

The Applicant has submitted a document titled 'Agricultural Building Justification' dated 19 July 2024. Within the document, the Applicant states that, *"in terms of coming and goings from the site, the client currently visits the site with a loader and telehandler every day approximately 6-10 times per day and during hay making season the equipment in coming and going from the site hourly... This will then eliminate the traffic to the site currently and thus reduce the comings and going considerably as the client will no longer need the machinery to leave the Little Mulberry site. Therefore, on this basis we do not believe there will be any concerns in terms of any increased comings and goings to the site, in fact this will be reduced significantly.*

The LHA do note that due to how the access meets the public highway at an irregular angle, the LHA would usually require the Applicant to provide a detailed site access plan, demonstrating width, surfacing, radii, gradient, visibility splays and a swept path analysis showing vehicle tracking of the largest anticipated vehicle to use the site. However, considering the information provided by the Applicant, the LHA would not seek to resist the application. This would also remain consistent with the application reference 22/00368/FUL which was granted permission on 19 April 2022.

Date Received
20 August 2024

Case Officer
Harry McNicholas

Reviewer
BD

Date issued
29 August 2024