

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: 23/00642/FUL

Highway Reference Number: 2023/0642/04/H

Application Address: 32 Wood Street Earl Shilton Leicester Leicestershire LE9 7ND

Application Type: Full

Description of Application:

Proposed change of use from hotel to residential care home, extension and alterations

GENERAL DETAILS

Planning Case Officer: Matt Jedruch

Applicant: Mr Arif Shiraz

County Councillor: Richard Allen

Parish: Earl Shilton

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 111 of the National Planning Policy Framework (2021), 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 a full application for the proposed change of use from a hotel to residential care home, along with extensions and alterations at 32 Wood Street, Earl Shilton, Leicester. Based on the submitted application form, the existing site consists of a 37 bed hotel and the proposals would create a 43 bed care home.

Site Access

Vehicular access to the existing site/ public car park is off Kings Walk, an unclassified road subject to a 30mph speed limit. No amendments are proposed to the existing site access arrangements. This is considered acceptable to the LHA.

Highway Safety

Based on available records to the LHA, there have been no recorded Personal Injury Collisions along Kings Walk or at its junction with Wood Street/ the private Co-op car park access within the last five years.

Internal Layout

Paul Humphries Architects drawing number T1, appears to indicate that the Applicant may have an area of car parking within land under their control in the existing Kings Walk public car park. It is unclear how many spaces are available within the area highlighted by the red line. The submitted Design and Access Statement & Heritage + Planning Statement however states that *"Designated parking will be in the public car park and provided at a rate of one space per four residents i.e., 11 spaces plus 6 for staff; and 2 disabled spaces are also provided"*. The LHA also note that the submitted application form details that there is no existing parking spaces and the proposals would not add or remove any spaces.

Based on the Highway Requirements for Development Part 4 document available within the Leicestershire Highway Design Guide ([LHDG] available at <https://resources.leicestershire.gov.uk/lhdg>), for a 37 bed hotel, one car parking space would be required per bedroom. Additional car parking spaces would also be required for staff, along with public bar and restaurant areas and any conference facilities. It appears that a public bar and restaurant facilities are currently available, with the restaurant also available as a banqueting hall.

For a residential care home, one car space per four bedrooms, plus one car space for each staff member on site is required. This equates to 11 spaces plus additional spaces for staff. The submitted application form suggests that 20 full time and five part time staff members would be employed. The Applicant has stated six spaces are available for staff and also an additional two disabled spaces. Despite six parking spaces for staff being stated, it is unclear to the LHA how many members of staff would be on-site at any one time. Nevertheless, in the event that all staff members were on-site as a worst case scenario, this would equate to 23 parking spaces being required (on the basis of 0.5 spaces per part time employee). This would result in a total of 34 parking spaces being required for the proposed care home.

Overall, while it is unclear whether or not the proposed car park actually falls within land under the Applicants control and how many parking spaces are available, under the site specific circumstances the LHA considers that the proposals would offer a reduction in demand for parking at the site in comparison to the existing hotel.

Transport Sustainability

The site is located within the centre of Earl Shilton close to a number of local amenities. Bus stops served by a regular service between Leicester and Nuneaton are also an approximate 120m walk from the site.

Condition

1. Notwithstanding the submitted plans, any new / replacement ground floor windows and/or doors within 0.5 metres of the Kings Walk/ Wood Street frontage / footway shall not open so to overhang the public highway and shall thereafter be maintained in perpetuity.

REASON: In the general interest of highway safety in accordance with the National Planning Policy Framework (2021).

Date Received
19 July 2023

Case Officer
Ben Dutton

Reviewer
DH

Date issued
10 August 2023