

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: 23/00678/FUL

Highway Reference Number: 2023/0678/04/H

Application Address: Land South Of Market Bosworth Tennis Club Barton Road Market Bosworth
Leicestershire

Application Type: Full

Description of Application: Construction of stables and associated hardstanding

GENERAL DETAILS

Planning Case Officer: Sullivan Archer

Applicant: Julie Lawcock

County Councillor: Bertie Harrison-Rushton

Parish: Market Bosworth

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) is in receipt of application 23/00678/FUL for the construction of stables and associated hardstanding at land South of Market Bosworth Tennis Club, Barton Road, Market Bosworth.

The LHA understand that the proposed development is to accommodate rescue horses and that the site is subject to extant planning permission under application reference. 21/00914/FUL for the construction of a menage and access track to serve the existing stables.

Given the scale of the development the LHA consider this application to be acceptable in highways terms subject to conditions being imposed should the Local Planning Authority be minded to grant approval.

Conditions

1. No vehicular access gates, barriers, bollards, chains or other such obstructions shall be erected within a distance of 11 metres of the highway boundary and any gates shall any be hung to open away from the highway.

REASON: To enable a vehicle to stand clear of the highway in order to protect the free and safe passage of traffic including pedestrians in the public highway in accordance with the National Planning Policy Framework (2021).

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 private equestrian use.

REASON: In the interests of general highways safety and in accordance with the National Planning Policy Framework (2021) 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
24 July 2023

Case Officer
Simon Herbert

Reviewer
BD

Date issued
11 August 2023