

Response provided under the delegated authority of the Director of Environment & Transport.

APPLICATION DETAILS

Planning Application Number: 24/00846/OUT

Highway Reference Number: 2024/0846/04/H

Application Address: 106 Station Road Earl Shilton Leicester Leicestershire LE9 7GB

Application Type: Outline

Description of Application: Outline planning permission for the demolition of existing garage service station and car wash and erection of 5 residential dwellings (all matters reserved)

GENERAL DETAILS

Planning Case Officer: Emma Baumber

Applicant: Mrs Janet Steptoe

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 115 of the National Planning Policy Framework (December 2023), 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 an Outline (all matters reserved) application for the 'demolition of existing garage service station and car wash and erection of 5 residential dwellings' at 106 Station Road Earl Shilton Leicestershire LE9 7GB.

The LHA has produced these highway observations having reviewed the following accompanying documents:

- Design and Access Statement
- Proposed Site Plan
- Existing Site Plan and Site Location Plan

Site Access

Whilst the site access is not to be determined as part of this Outline application, the LHA must be satisfied that a safe and suitable site access can likely be achieved and that the principle of the development would not result in severe harm to the highway network, contrary to Paragraph 115 of the National Planning Policy Framework (NPPF) (2023).

The site is located on Station Road which is a Classified C Road subject to a 30mph speed limit. The site currently serves as a service station and car wash with two access points. The Applicant proposes to utilise an existing point of access to the south of the site as demonstrated within the submitted 'Proposed Site Plan' and close the secondary access point north of the site.

The Applicant is advised to consider access geometry guidance as per Figure DG17 of Part 3 of the Leicestershire Highway Design Guide (LHDG) <https://resources.leicestershire.gov.uk/lhdg> for the number of dwellings that would utilise this point of access should the proposed development be permitted.

The Applicant is advised to note guidance detailed within section 3.196 and 3.197 of the LHDG in respect of catering for refuse and emergency vehicles.

Having considered the above, together with the site-specific location and existing circumstances, the LHA is satisfied that a safe and suitable access is indeed likely to be achievable at the site.

Highway Safety

There have been three Personal Injury Collisions (PICs) recorded within 500m of the site access within the most recent five-year period. Two recorded as serious and one as slight in severity. Based on the current PIC data and given the existing use of the site it is not considered the proposals will exacerbate any highway safety issues within the vicinity.

Trip Generation

Due to the quantum of this development, alongside the existing use, an assessment of the trip generation is not required.

Internal Layout

Whilst not to be determined as part of this outline application, to be in accordance with the parking requirements detailed within Part 3 of the LHDG a minimum of two car parking spaces is required for dwellings with three or fewer bedrooms and a minimum of three car parking spaces is required for dwellings with four or more bedrooms.

Parking spaces dimensions and garage dimensions should be in accordance with section 3.165 of the LHDG and 3.200 respectively.

Conditions

1. No development shall commence on the site until such time as a construction traffic management plan, including as a minimum details of the routing of construction traffic, wheel cleansing facilities, vehicle parking facilities, and a timetable for their provision, has been submitted to and approved in writing by the Local Planning Authority. The construction of the development shall thereafter be carried out in accordance with the approved details and timetable.

REASON: To reduce the possibility of deleterious material (mud, stones etc.) being deposited in the highway and becoming a hazard for road users, to ensure that construction traffic does not use unsatisfactory roads and lead to on-street parking problems in the area.

Date Received **Case Officer**
10 September 2024 **Amy Stone**

Reviewer
BD

Date issued
26 September 2024