

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: 26/00215/FUL

Highway Reference Number: 2026/0215/04/H/R1

Application Address: J Dawes And Son 16 King Street Barwell Leicester Leicestershire LE9 8GQ

Application Type: Full

Description of Application: Re-consultation. Change of use from a commercial building to 6 self-contained residential flats and the erection of a first-floor side extension over an undercroft and associated works.

GENERAL DETAILS

Planning Case Officer: Sophie Iliffe

Applicant: Mr Sandip Chauhan

County Councillor: Mallory ED - Mark Bools CC

Parish: Barwell

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 116 of the National Planning Policy Framework (2024), 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 re-consulted on an application for the *'Change of use from a commercial building to 6 self-contained residential flats and the erection of a first-floor side extension over an undercroft and associated works.'*

The proposals are located at J Dawes And Son 16 King Street Barwell Leicester Leicestershire LE9 8GQ.

The LHA previously advised approval of the proposals subject to conditions within a response dated 15 April 2026. It is noted that since the LHA provided this response the quantum of dwellings proposed has been reduced from nine to six flats.

The Applicant has provided the following relevant document, which has been reviewed:

- Volta Designs – Site and Location Plan. Drawing Number VD24732-1 Revision 01.

The LHA ascertain that the details of the revised plan are acceptable and align with the response dated 15 April 2026. The LHA therefore continue to advise approval of the proposals subject to the conditions below.

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.

2. The existing vehicular access on King Street that becomes redundant because of this proposal should be closed permanently and reinstated in accordance with details first submitted to and agreed in writing by the Local Planning Authority. The closure of the vehicular access shall be carried out in accordance with the agreed scheme and timetable.

REASON: In the interests of highway and pedestrian safety in accordance with the National Planning Policy Framework (2024).

3. The development hereby permitted shall not be occupied until such time as secure cycle parking shall be provided in accordance with details first submitted to and agreed in writing by the Local Planning Authority. Thereafter the onsite cycle parking provision shall be kept available for such use(s) in perpetuity.

REASON: To promote travel by sustainable modes in accordance with the National Planning Policy Framework (2024).

Informative

- Planning Permission does not give you approval to work on the public highway. Therefore, prior to carrying out any works on the public highway you must ensure all necessary licences/permits/agreements are in place. For further information, please telephone 0116 305 0001. It is an offence under Section 148 and Section 151 of the Highways Act 1980 to deposit mud on the public highway and therefore you should take every effort to prevent this occurring.

Date Received
28 May 2026

Case Officer
Amy Stone

Reviewer
DH

Date issued
4 June 2026