

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: 23/01021/FUL

Highway Reference Number: 2023/1021/04/H

Application Address: 42 Station Road Earl Shilton Leicester Leicestershire LE9 7GA

Application Type: Full

Description of Application: Erection of four apartments

GENERAL DETAILS

Planning Case Officer: David Spring

Applicant: Ms Viviana Cooper

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 109 of the National Planning Policy Framework (2019), subject to the conditions and/or planning obligations outlined in this report.

Advice to Local Planning Authority

Background

The Local Highway Authority has been consulted on a full application for the erection of four apartments at 42 Station Road, Earl Shilton.

The LHA are aware of application reference 19/00742/FUL for similar proposals at the site to which it previously advised no objection subject to conditions to the Local Planning Authority on 09 December 2019. That application was granted planning permission by the LPA on 5 February 2020. Based on the submitted Design & Access Statement (dated October 2023), it is understood that that application has now lapsed and this application seeks to re-implement the lapsed planning permission.

Site Access

It is understood the Applicant is not proposing any improvements to the site access. This is

consistent with application reference 19/00742/FUL and therefore the LHA have no objection to the proposed site access arrangements.

Internal Layout

As detailed in MAS drawing number 31306(PD-01)001 M - two parking spaces are provided for the two x 2 bed apartments (1 space per apartment), while no parking spaces are provided for the two x 1 bed apartments.

The LHA consider that given the waiting restrictions in the vicinity of the site, the town centre location with shops, amenities and employment opportunities nearby, together with bus services, it would not seek to resist the proposals on a shortfall of parking for the remaining two apartments. This is consistent with application reference 19/00742/FUL.

Conditions

1. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with MAS drawing number 31306(PD-01)001 Rev. M. Thereafter the onsite parking provision shall be so maintained in perpetuity.

REASON: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally (and to enable vehicles to enter and leave the site in a forward direction) in the interests of highway safety and in accordance with the National Planning Policy Framework (2023).

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
6 November 2023

Case Officer
Oliver Rivera

Reviewer
BD

Date issued
13 November 2023