Substantive response of the Local Highway Authority to a planning consultation received under The Development Management Order.

Leicestershire County Council

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

APPLICATION DETAILS:

Planning Application Number: 23/00175/FUL

Highway Reference Number: 2023/0175/04/H/R1

Application Address: The Cottage Barwell House Courtyard Hinckley Road Barwell Leicester Leicestershire LE9 8DN

Application Type: Full

Description of Application:

Re-consultation. Conversion of existing garage into an appointment only single treatment room (Class E- medical or health service) and alteration

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GENERAL DETAILS

Planning Case Officer: Sullevan Archer

Applicant: Mrs Rosalind Beresford

County Councillor: Ross Hills

Parish: Barwell

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 re-consulted on full application 23/00175/FUL, for the conversion of existing garage into an appointment only single treatment room (Class E medical or health service) and alteration. The proposals are at The Cottage, Barwell House Courtyard, Hinckley Road, Barwell, Leicestershire, LE9 8DN. The LHA previously responded to the Local Planning Authority (LPA) on 3 April 2023 requesting further information, this included:

- Revised access drawing demonstrating 5.5m access width;
- Off street car parking spaces for five vehicles in accordance with Paragraph 3.165 of Part 3 of the Leicestershire Highway Design Guide (LHDG); and
- Turning within the site in accordance with Figure DG13 of Part 3 of the LHDG.

Site Access/Internal Layout

The Applicant has provided a revised 'Parking and Access Drawing', received by the LHA via email from the LPA on 3 May 2023.

Having reviewed 'Parking and Access Drawing', received by the LHA via email from the LPA on 3 May 2023 the LHA consider the access arrangements acceptable in these site specific circumstances.

The Applicant has now demonstrated an internal layout in accordance with Leicestershire Highway Design Guide (LHDG) standards in terms of Paragraphs 3.151 (Quantum), 3.165 (Dimensions) and Figure DG13 (Turning).

Given the above the LHA would not seek to resist the proposals.

Note

The LHA note the 'Parking and Access Drawing', received by the LHA via email from the LPA on 3 May 2023 has not yet been uploaded onto the LPA website, nor does the drawing have a reference number. As such, the LHA request the condition below please be amended as appropriate once the drawing has been uploaded.

Conditions

1. No part of the development hereby permitted shall be brought into use until such time as the access arrangements, parking and turning facilities have been implemented in accordance with details shown on Parking and Access Drawing, received via email from the Local Planning Authority on 3 May 2023 have been implemented in full. Once provided they shall be maintained in perpetuity.

   REASON: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner and 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 general highway safety and in accordance with the National Planning Policy Framework (2021).

2. No part of the development hereby permitted shall be occupied until such time as vehicular visibility splays of 2.4 metres by 65 metres have been provided at the site access. These shall thereafter be permanently maintained with nothing within those splays higher than 0.6 metres above the level of the adjacent footway/verge/highway.

   REASON: To afford adequate visibility at the access to cater for the expected volume of traffic joining the existing highway network, in the interests of general highway safety, and in accordance with the National Planning Policy Framework (2021).

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	Case Officer	Reviewer	Date issued
3 May 2023	**Neal Chantrill**	**BD**	**15 May 2023**