

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: 23/00630/OUT

Highway Reference Number: 2023/0630/04/H/R1

Application Address: Ben Venuto Thornton Lane Markfield Leicestershire LE67 9RP

Application Type: Outline (with access)

Description of Application:

Re-consultation. Outline planning application for the new dwellinghouse, [(all matters reserved except for scale, layout and access)(resubmission of 23/00170/OUT)]

GENERAL DETAILS

Planning Case Officer: Matt Jedruch

Applicant: Mr Andrew Ward

County Councillor: Cllr Peter Bedford

Parish: Ratby

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 outline application 23/00630/OUT, for the construction of a new dwellinghouse (All matters reserved except for scale, layout and access)(resubmission of 23/00170/OUT). The proposals are at Ben Venuto, Thornton Lane, Markfield, Leicestershire, LE67 9RP. The LHA previously responded to the Local Planning Authority (LPA) on 7 July 2023 advising approval on highway matters, subject to conditions.

Site Access

Having reviewed the revised information submitted on 'Site Plan - Proposed', drawing number 22/114 03F the LHA make the following comments.

It appears the Applicant has revised the access arrangement proposals. Instead of having separate accesses for the existing and proposed dwellings, the Applicant is proposing both existing and proposed dwellings are accessed via the existing, albeit amended access.

The Applicant has demonstrated on 'Site Plan - Proposed', drawing number 22/114 03F an access that generally accords with Figure DG17 of Part 3 of the Leicestershire Highway Design Guide (LHDG) in terms of effective access width for a minimum distance of 5m behind the highway boundary.

The Applicant has not submitted any detailed scaled drawings demonstrating the vehicular visibility splays. However, the LHA have undertaken its own assessment and find that 2.4m x 65m is achievable in both directions over highway land. This accords with the likely 85th percentile speeds as per Table DG4 of Part 3 of the LHDG for the posted speed (40mph) of the road.

The Applicant is advised that notwithstanding planning consent, a separate application will be required to be made to the LHA to extend the proposed dropped kerb vehicular crossing. Further information can be found at:

<https://www.leicestershire.gov.uk/roads-and-travel/cars-and-parking/vehicle-access-dropped-kerbs>.

Taking the above into consideration the LHA would not seek to resist the proposals on access matters.

Internal Layout

As demonstrated on 'Site Plan - Proposed', drawing number 22/114 03F, the LHA find the proposals to accord with Paragraphs 3.151 (Quantum of parking spaces), 3.165 (Parking space dimensions) and Figure DG13 (On-site turning).

Given the above, the LHA would not seek to resist the proposals subject to the following conditions.

Conditions

1. No part of the development hereby permitted shall be occupied until such time as the access arrangements, parking and turning as shown on Site Plan - Proposed, drawing number 22/114 03F have been implemented in full. Thereafter the onsite parking and turning provision shall be kept available for such use in perpetuity.

REASON: To ensure that vehicles entering and leaving the site may do so in a slow and controlled manner, and that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally 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).

3. The development hereby permitted shall not be occupied until such time as the access drive and any turning space has been surfaced with tarmacadam, or similar hard bound material (not loose aggregate) for a distance of at least 5 metres behind the highway boundary and, once provided, shall be so maintained in perpetuity.

REASON: To reduce the possibility of deleterious material being deposited in the highway (loose stones etc.) in the interests of 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
15 August 2023

Case Officer
Neal Chantrill

Reviewer
BD

Date issued
18 August 2023