

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: 24/00603/FUL

Highway Reference Number: 2024/0603/04/H

Application Address: 22 Market Place Market Bosworth Nuneaton Leicestershire CV13 0LE

Application Type: Full

Description of Application: Change of use of building from financial and professional services (Class E) to (Class F1) for the provision of education

GENERAL DETAILS

Planning Case Officer: David Spring

Applicant: The Dixie Grammar School

County Councillor: Bertie Harrison-Rushton

Parish: Market Bosworth

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).

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) has been consulted by the Local Planning Authority (LPA), Hinckley & Bosworth Borough Council (HBBC), on a planning application which seeks the:

'Change of use of building from financial and professional services (Class E) to (Class F1) for the provision of education.'

The proposals are at 22 Market Place, Market Bosworth, Nuneaton, Leicestershire, CV13 0LE.

The LHA have reviewed the submitted documents as provided on the LPA's website, these include:

- Application Form;
- Planning & Heritage Statement; and
- Proposed Floor Plan, drawing number 02.

Proposals

The Applicant is proposing the change of use of a former bank at, 22 Market Place, Market Bosworth, Nuneaton, CV13 0JR to F1(a) for the provision of education associated with the Dixie Grammar School.

From reviewing the 'Proposed Floor Plan', drawing number 02, the Applicant is proposing three classrooms and one drama studio at the site.

It appears no access arrangement amendments have been proposed at the site.

It is also stated within the 'Application Form' there are six existing off-street car parking spaces at the site. Whilst these have not been shown on any drawings, and therefore cannot be demonstrated as being in accordance with the Leicestershire Highway Design Guide (LHDG), the LHA accept they are an existing situation. A copy of the LHDG can be found at <https://resources.leicestershire.gov.uk/lhdg>.

The Applicant has stated within the submitted 'Planning & Heritage Statement' the following:

'Change of use

The current application proposes a change of use to Class F1 so the building can be used as ancillary accommodation associated with The Dixie Grammar School that is an established independent educational facility within the village. There will be no physical changes to the existing building and pupil and staffing levels will remain at current levels. On this basis, the additional accommodation will secure operational and efficiency purposes in the lesson timetable schedule, very similar to the additional classroom space currently utilised at the former police station building on the junction with Shenton Lane and Market Place.

Conclusion & Justification

The Framework directs that all planning applications should be considered in the context of the presumption in favour of sustainable development. With the proposal utilising the existing building, the scheme would not detrimentally affect the amenities of neighbouring properties or compromise highway safety. By supplementing the existing facilities of the school, the scheme represents an integrated and sustainable development that is appropriate within the local context and recent planning history of the wider Dixie Grammar School site.'

Given pupil and staffing levels would remain at current levels, plus the extant use of the site, the LHA find it unlikely it could demonstrate the proposals would lead to a severe intensification of trips on the highway contrary to Paragraph 115 of the National Planning Policy Framework (December 2023).

Taking the above into consideration, the LHA would not seek to resist the proposals.

Date Received
21 June 2024

Case Officer
Neal Chantrill

Reviewer
BD

Date issued
3 July 2024