Leicestershire County Council

PLANNING APPLICATION CONSULTATION RESPONSE

Report of the Director of Highways, Transportation & Waste Management to the Planning Authority relating only to the Highway aspects.

DETAILS OF APPLICATION

Planning Ref No: 2009/0279/04
CE/EN Ref: AT470 Left on L/A File
Application Address: 3, BURBAGE ROAD, BURBAGE, HINCKLEY, LE10 2TR
Parish: Burbage
Applicant: Dr Ilan Shahor
District Planning Case Officer: Richard Wright
Brief Description of Development: CHANGE OF USE FROM DWELLING TO MEDICAL PRACTITIONERS WITH EXTENSION AND CAR PARKING PROVISION.

OBSERVATIONS

(a) On any Improvement lines: None

(b) On Access Arrangements:

New vehicular access:	No	**New pedestrian access:**	No
Altered vehicular access:	No	**Altered pedestrian access:**	No

(c) On effect on Rights of Way: Yes

(d) On any new road proposal: No

(e) On application in general:

29/64

Burbage Road - B4669 Traffic Sensitive / The Outwoods - Bridleway U11

County Councillor John Spencer Moore & Mary Louise Sherwin

(_____

RECOMMENDATIONS

Reason(s) for Refusal

The applicant has failed to demonstrate that an appropriate and safe vehicular access would be provided to the proposed development and the proposal, if permitted would consequently result in an unacceptable form of development and could lead to dangers for road users. The existing access has poor radii and a steep gradient.

The applicant has failed to demonstrate that an appropriate level of on-site car parking provision would be made, together with adequate off-street loading/unloading facilities to cater for the size and number of delivery vehicles likely to be visiting the site. The lack of provision of such facilities could lead to vehicles loading/unloading or parking in the Public Highway which would not be in the best interests of Highway safety.

Date Received	Date Of Inspection	Inspector	Signed Off
17/04/2009	30/04/2009	Matt Lennon	08/05/2009