

**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: 24/01143/CONDIT

Highway Reference Number: 2024/1143/04/H

Application Address: 21 Shaw Lane Markfield Leicestershire LE67 9PU

Application Type: Variation of Condition (s73)

Description of Application: Application to vary condition 1 and 30 of planning permission 18/00658/HYB. Amendment to replace drawing 22614_08_020_01 Rev E with 1252-ADC-ZZ-XX-DR-Z-0103-S1-P01

GENERAL DETAILS

Planning Case Officer: Sullivan Archer

Applicant: C/O Agent

County Councillor: Cllr Peter Bedford

Parish: Markfield

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:

Objection

Objection to the Variation of Conditions 1 and 30 attached to 18/00658/HYB.

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) have been consulted on application 24/01143/CONDIT for the variation of conditions 1 (Approved Plans) and 30 (Existing Access Arrangements) attached to 18/00658/HYB.

18/00658/HYB sought a hybrid planning application comprising of outline permission (access, scale and landscaping) for the erection of up to 5000 sqm of B8 storage and full permission for extension to existing manufacturing unit (B2/B8) with associated access, landscaping and drainage works. The Local Planning Authority (LPA) approved the development on 8 January 2021.

Conditions 1 and 30 have been replicated below.

Condition 1

'The Development shall be carried out in accordance with the submitted plans and details in the following schedule:

- *Site Location Plan Dwg. No. 7627-03-001 Rev C received on 12 November 2018;*
- *Landscape Strategy Dwg. No. 18.1352.002 Rev A received on 12 November 2018;*
- *Proposed Site Plan and Sections Dwg. No.7627-03-004 Rev F received on 13 December 2018.*
- *Access Design 22614_08_020_01 Rev E received on 12 November 2018;*
- *Access Design 22614_08_020_03 Rev A received on 12 November 2018;*
- *Flood Lighting Scheme LL1034/001 Rev A received 7 November 2018;*
- *Tree Protection Plan Dwg. No. 18.1352.003 submitted received on 28 June 2018;*
- *Proposed Sections 7627-03-010 Rev A received on 28 June 2018;*
- *Proposed Elevations 7627-03-006 Rev E received on 28 June 2018;*
- *Proposed Ground Floor Plan 7627-03-005 Rev E received on 28 June 2018*
- *Existing Plans and Elevations 7626-03-003 received on 28 June 2018; and*
- *Existing Site Plan 7627-03-002 received on 28 June 2018'*

Condition 30

'No part of Phase 1 of the development hereby permitted under the Full aspect of the application shall be brought in to use until such time as the access arrangements shown on M-EC drawing number 22614_08_020_01 Rev E have been implemented in full.

Reason: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of general highway safety and in accordance with Policy DM17 of the Site Allocations and Development Management Policies DPD and the National Planning Policy Framework (2019).'

Highways Comments:

The LHA have reviewed the following documents as part of this application:

- Application Form;
- Proposed and Existing Gate Location Comparison, drawing number 1252 ZZ XX DR Z 0103 S1 Rev P01; and
- Technical Note dated December 2024.

As part of the original application submitted and granted under 18/00658/HYB, changes were approved to the existing access onto Stanton Lane. The Applicant does not believe those changes are necessary and therefore is seeking to vary the conditions that require them.

However, the Applicants are proposing to relocate pedestrian access gates to the northern side of the access as demonstrated on drawing 'Proposed and Existing Gate Location Comparison', drawing number 1252-ADC-ZZ-XX-DR-Z-0103-S1-P01. The Applicant states this would move the centre line of the access further to the south, away from the northern kerb line with the tighter radius, giving HGVs more space to undertake the left turning manoeuvre.

Whilst the above is welcomed, the LHA notes that on the vehicle swept path analysis drawing labelled 'Access Design', drawing number 22614_08_020_01 Rev E contained within the 'Technical Note', the Applicant has indicated that the overall vehicle length used was 16.480m. The LHA points out that in May 2023, the legal limit for HGV length was increased to 18.550m.

Whilst the original application was submitted prior to the HGV length change, the LHA believe the approved changes would be beneficial for the longer HGVs to access and egress the site.

However, if the Applicant wishes to proceed with the proposed variation of condition application, the LHA requests the Applicant provide a revised, scaled vehicle swept path analysis drawing demonstrating an 18.550m HGV accessing and egressing the site travelling at a minimum vehicle speed of 15kph / 10mph (This should be highlighted on the drawing).

For the reasons set out above, the LHA would object to the variation of conditions 1 and 30 attached to 18/00658/HYB.

Date Received **Case Officer**
23 December 2024 **Neal Chantrill**

Reviewer
BD

Date issued
15 January 2025