Leicestershire County Council

PLANNING APPLICATION CONSULTATION RESPONSE

Report of the Director of Environment and Transport to the Planning Authority relating only to the Highway aspects.

DETAILS OF APPLICATION

Planning Ref No: 2010/0386/04
CE/EN Ref: Previous on Plan-Con 2010/7005/04 2008/0383/04
Application Address: Castle Mead Medical Centre, 33 Hill Street, Hinckley, Leicestershire, LE10 1DS
Parish: Hinckley
Applicant: Assura Properties Limited
District Planning Case Officer: James Hicks
Brief Description of Development: EXTENSION AND ALTERATIONS TO CREATE PHARMACY AND CONSULTING ROOMS.

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:

29/63 & 29/64 Hill Street - Unclass

County Councillor Stuart Bray & Keith Lynch

RECOMMENDATIONS

Note(s) to Planning Officer

On the basis of the submitted plans, the proposed development would lead to a shortfall in 1 car parking space at the site. Taking into consideration the accessible, town centre location, the availability of car parking spaces in public car parks and in on street bays in proximity to the site, the presence of parking restrictions in the vicinity, that a Green Travel Plan will be agreed, implemented and monitored and that the proposed pharmacy will be a dispensing pharmacy and may result in shared trips the proposal will be acceptable to the Highway Authority.

A proportion of spaces to the rear of the premises should be available for the benefit of patients to ensure that a satisfactory level of parking is provided.

Condition 1 may be more appropriate for inclusion in a s106 agreement.

Conditions
No part of the development as approved shall be occupied until details of a Green Commuter Plan containing a travel to work and car use strategy for the site as a whole has been submitted to and agreed in writing by the LPA. The plan shall comprise proposals to reduce car dependence and vehicle emissions and to establish and encourage the use of alternative transport modes for journeys to and from work and during working hours. Details of the proposals shall include measures to secure increases in car sharing, public transport use, cycling and walking, proposals for car parking restrictions and controls and details of on-site facilities to promote alternative modes of travel to the site. The plan shall make provision for relevant surveys, review and monitoring mechanisms, targets, timescales, phasing programmes and on-site management responsibilities. It shall be implemented and subject to regular review in accordance with the above approved details.
Reason: To ensure that adequate steps are taken to provide a choice in mode of travel to and from the site for staff.

Before the development hereby permitted is first used, off-street car parking provision shall be made within the application site generally in accordance with the details shown on the submitted plan to the satisfaction of the Local Planning Authority (recommend not less than 35 car parking spaces). The parking area shall be surfaced, marked out prior to the development being brought into use and shall be so maintained at all times.
Reason: To ensure that adequate off-street parking provision is made to reduce the possibilities of the proposed development leading to on-street parking problems in the area.

Before the development hereby permitted is first used, cycle parking provision for the benefit of the proposal shall be made to the satisfaction of the LPA and once provided shall be maintained and kept available for use in perpetuity.
Reason: In the interests of the sustainability of the development and to encourage alternative transport choice.

Date Received	Date Of Inspection	Inspector	Signed Off
15/06/2010		Simon Hill	02/07/2010