

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: 23/00177/FUL

Highway Reference Number: 2023/0177/04/H/R1

Application Address: South Riding Sibson Road Sheepy Parva Atherstone Leicestershire CV9 3RE

Application Type: Full

Description of Application:

Re-consultation. New vehicular access

GENERAL DETAILS

Planning Case Officer: Joseph Fleetwood HBBC

Applicant: Mr Kevin Mansell

County Councillor: Bertie Harrison-Rushton

Parish: Sheepy

Road Classification: Adopted Unclassified

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) are in receipt of the re-consultation of application 23/00177/FUL for the formation of a new vehicular access at South Riding, Sibson Road, Sheepy Parva.

Previous LHA comments, issued 30 March 2023 requested that the Applicant submitted further information relating to the types of vehicles that will use the access and the level of use that the proposed access will be subject to.

The Applicant has subsequently advised, via an email from the Local Planning Authority, dated 25 April 2023 that the new access is to serve a new building which is to be erected under Permitted Development for the storage of the Applicant's collection of classic cars.

The Applicant has also advised that the proposed development will generate a maximum of two one-way vehicular trips each day.

Site Access

The Applicant proposes the formation of a new access onto Sibson Road which is an adopted, unclassified road subject to a 30 mph speed limit. Between the carriageway and the site is an area of highway grass verge with no formal footway or kerblin currently in situ. The new access is proposed to be located next to an existing field which is not within the Applicant's ownership.

JMA Building Design drawing No. 022309 shows an access that is at least five metres wide for the first five metres from the highway and is surfaced with tarmac. Also shown is a inward opening gate setback six metres from the highway and the provision of visibility splays of 44 metres x 2.4 metres on either side of the access.

The LHA deem the proposed access arrangements to be acceptable and advise that the Applicant will be required to apply to the LHA for a Vehicle Access permit before undertaking any works. Further details of the requirements can be found at www.leicestershire.gov.uk/roads-and-travel/cars-and-parking/vehicle-access-dropped-kerbs

Highway Safety

There has been no recorded Personal Injury Collisions within 500 metres in all directions of the site access in the previous five years. Therefore the LHA has no pre-existing highway safety concerns at this location.

Internal Layout

Whilst no details of the internal layout have been submitted the LHA understand the Applicant intends to erect an internal garage for the storage of classic cars. The LHA advise that for the garage to count towards the overall parking provision at the site then it should be designed in accordance with Part 3, Paragraph 3.200 of the Leicestershire Highway Design Guide.

Conditions

1. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on JMA Building Design drawing number 022309 have been implemented in full.

REASON: To ensure that vehicles entering and leaving the site may do so in a slow and controlled manner, 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 44 metres by 2.4 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. No vehicular access gates, barriers, bollards, chains or other such obstructions shall be erected within a distance of 6 metres of the highway boundary and shall be hung to open away from the highway.

REASON: To enable a vehicle to stand clear of the highway in order to protect the free and safe passage of traffic including pedestrians in the public highway in accordance with the National Planning Policy Framework (2021).

4. The proposed development shall remain ancillary to the existing use of the site and shall not be occupied or operated separately from the remainder of the premises.

REASON: In the interests of general highways safety and in accordance with the National Planning Policy Framework (2021) as a more traffic-intensive development at this site would be inappropriate due to the limitations of the vehicular access and/or the local road network.

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
25 April 2023

Case Officer
Simon Herbert

Reviewer
BD

Date issued
9 May 2023