

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: 23/00918/FUL

Highway Reference Number: 2023/0918/04/H

Application Address: Unit 3 Hunts Building Burbage Road Burbage Hinckley Leicestershire LE10 2TP

Application Type: Full

Description of Application:

Change of use of unit 3 from B2 (light industry) to secondhand car dealership (sui generis)

GENERAL DETAILS

Planning Case Officer: Sullivan Archer

Applicant: Mr Matthew Adcock

County Councillor: Cllr Stuart Bray

Parish: Burbage

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 (2023), subject to the conditions and/or planning obligations outlined in this report.

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) is in receipt of a consultation for a full application to change the use of Unit 3, Hunts Building, Burbage Road, Burbage from B2 (light industry) to a secondhand car dealership (sui generis). Based on the submitted application form, the site area is 445.93sqm.

Trip Generation

The Applicants Design & Access Statement explains that the new tenant feels a need to expand their existing business, which is on the Sapcote Road industrial estate. The cars would be prepared mostly off site and only final polishing, detailing work and sales would be undertaken at the Hunts building. The Applicant envisages that the tenants proposals would reduce the traffic on site, with many potential customers now viewing online before coming to have a detailed viewing / test drive. Cars being delivered would be done so singularly from the tenants preparation centre on

the Sapcote Road industrial estate. Drop off and pick ups from couriers in large vans and lorries at the site would be greatly reduced from the previous tenants.

The Applicant also advises that peak times for the proposals would be different to other buildings within the Hunts building and the adjacent Burbage Business Centre, who operate a gym, dance school, and gymnastics club.

The LHA considers that given the above, it could not reasonably demonstrate that the proposals could result in a severe increase in the type or volume of traffic using the site.

Site Access/ Highway Safety

Based on the submitted application form, no amendments are proposed to the existing site access arrangements. The site would be accessed off Burbage Road, which is a B classified road (B4669) subject to a 30mph speed limit.

The LHA has reviewed its Personal Injury Collision (PIC) database and can advise there have been five PIC's recorded within 500m either side of the site access within the last five years to the end of July 2023. These all occurred on the B4669 to the northeast of the access. Of these, one PIC was recorded as serious, while four were recorded as slight. The LHA advise that there is no pattern in the nature of the PIC's, or a specific location where they have occurred.

Given the LHA is satisfied the proposals would not lead to an increase if traffic using the site, the LHA consider the existing access arrangements to be suitable and that it is unlikely the proposals would exacerbate the likelihood of any further PIC's occurring.

Internal Layout

The Applicant is not proposing any amendments to the existing parking provision within the site, with 10 car parking spaces available. The area for parking is highlighted by the red hatched area on the Access Plan which was received by the Local Planning Authority on 18 September 2023. It is noted that the proposals would result in three full time and one part time members of staff working at the site. The LHA consider there should therefore be sufficient parking for staff and customers.

Conditions

1. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with the Access Plan which was received by the Local Planning Authority on 18 September 2023. Thereafter the onsite parking and turning provision shall be kept available for such uses in perpetuity.

REASON: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally and to enable vehicles to enter and leave the site in a forward direction in the interests of highway safety and in accordance with the National Planning Policy Framework (2023).

Date Received
28 September 2023

Case Officer
Ben Dutton

Reviewer
DH

Date issued
11 October 2023