

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: 24/00366/FUL

Highway Reference Number: 2024/0366/04/H

Application Address: Former Factory Works Upper Bond Street Hinckley Leicestershire

Application Type: Full

Description of Application: Demolition of the Laban Tansey building, erection of new apartment building and associated landscaping works and parking on land between Druid Street and Upper Bond St, Hinckley (Resubmission 23/00383/FUL).

GENERAL DETAILS

Planning Case Officer: Matt Jedruch

Applicant: Mr A Reid

County Councillor: Cllr Michael Mullaney

Parish:

Road Classification: Class B

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 does not consider that the application as submitted fully assesses the highway impact of the proposed development and further information is required as set out in this response. Without this information the Local Highway Authority is unable to provide final highway advice on this application.

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) have been consulted by Hinckley & Bosworth Borough Council as the Local Planning Authority (LPA) on a full application for the demolition of the Laban Tansey building, erection of a new apartment building and associated landscaping works and parking on land between Druid Street and Upper Bond St, Hinckley. The proposals would consist of six x one-bedroom flats and three x two bedroom flats.

The LHA are aware this is a re-submission of application reference 23/00383/FUL for similar proposals, which consisted of eight x one-bedroom and four x two bedroom flats. That application was withdrawn on 22nd September 2023. The LHA requested additional information in respect of those proposals, notably in respect of parking provision and the site access.

Site Access

The Applicant is proposing to use the existing vehicular access on to Upper Bond Street. No amendments are proposed to the access. Upper Bond Street is a B classified road (B4667) subject to a 30mph speed limit. Pedestrian access would also be available from Druid Street. The LHA advises it has no objection to the continued use of the existing vehicular access.

Highway Safety

Based on available records to the LHA, there have been three Personal Injury Collisions (PIC's) recorded along Upper Bond Street within the last five years. All three occurred to the southwest of the site access and were recorded as slight. The first involved three vehicles, including a bus, and an overtaking manoeuvre, the second involved a pedestrian and a vehicle at the Zebra crossing and the third was a rear end shunt type collision involving two vehicles.

The LHA is satisfied that there appears to be no common cause or trends within the PIC data that could be exacerbated by the proposed development.

Trip Generation

Given the scale of development proposed, a detailed assessment in to the level of trips which could be generated is not required.

Internal Layout

Details of the parking arrangements are provided on HSSP drawing number 8613-03-014. This shows nine parking spaces, along with two parking spaces for the Distillery bar. The LHA considers the number of car parking spaces proposed for the apartments to be acceptable given the town centre location. It is however advised that residents are allocated a parking space, so that it is clear when purchasing/ renting an apartment the number of spaces available to each resident.

The LHA note however that the Distillery was the subject of application reference 19/00183/FUL for a change of use to form a distillery with offices, new bar and function room. The red line boundary for that application (drawing No. 18 25 01 A) contained the majority of the parking area that has been submitted as part of this application.

Application reference 19/00183/FUL was approved by the Local Planning Authority 10 May 2019. Condition 5 attached to this approval states;

Prior to the first use of the building hereby permitted, the car parking and turning facilities shown on approved drawing Proposed Ground Floor Plan drg. no. 18.25.07 received by the Local Planning Authority on 7 May 2019, shall be provided, surfaced as detailed on the submitted plan and made available for use and once provided shall be permanently so maintained at all times thereafter.

The LHA observe that drawing No. 18.25.07 shows the provision of 11 parking spaces for the use of the Distillery, offices, new bar and function room. The LHA request that the Applicant provides further information that explains the proposed parking provision in relation to the above extant permission as it appears the proposals could displace parking for the existing business on to the highway.

Whilst the aisle width between the parallel and perpendicular spaces could be below 6.0m, due to the parallel car parking spaces running alongside a wall being short of an additional 0.5m strip, the LHA accepts that similar parking arrangements occur at present and it would be difficult to resist the proposals on this basis. In addition, swept path analysis of what appears to be a small car shows vehicles could turn to exit the site in a forward gear.

Date Received
19 April 2024

Case Officer
Ben Dutton

Reviewer
DH

Date issued
24 April 2024