

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: 23/00449/FUL

Highway Reference Number: 2023/0449/04/H/R1

Application Address: Land Corner Of Crofters Vale Park And Main Street Barlestone
Leicestershire

Application Type: Full

Description of Application: Re-consultation. New traditionally built rendered cottage and two additional park home plots

GENERAL DETAILS

Planning Case Officer: Mohammad Islam

Applicant: Mr Charles Quinn

County Councillor: Ross Hills

Parish: Barlestone

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:

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) has been re-consulted on application 23/00449/FUL at Crofters Vale, an established site offering park homes for the use of retirees which is located at the junction of Main Street and Crofters Vale Park, Barlestone.

The LHA understand that the previously proposed installation of three park homes has been replaced with the erection of a three bedroom dwelling, one park home with one bedroom and one park home with two bedrooms.

Through the response issued 7 June 2023 the LHA advised that the previous proposal was considered acceptable in highways terms subject to conditions being imposed should the Local Planning Authority be minded to grant approval.

Site Access

The Applicant proposes no changes to the access onto Main Street which is an adopted, 'C' classified road subject to a 30 mph speed limit.

The LHA are satisfied that the existing access is suitable for the proposed development and that vehicular visibility splays of 36m x 2.4m have already been secured through Condition 7 attached to approved application reference 22/00083/FUL. For clarity this condition has been re-produced below.

Highway Safety

There have been no recorded Personal Injury Collisions in the previous five years on Main Street or the adjoining Bagworth Road and West End. Therefore the LHA has no pre-existing highway safety concerns at this location.

Internal Layout

Stuarch drawing No. 042102-3 Rev.# shows the provision of one parking space to serve each park home the dimensions of which the LHA confirm are in accordance with Part 3, Paragraph 3.165 of the Leicestershire Highway Design Guide (LHDG).

For the proposed dwelling fronting the site the afore mentioned drawing shows the provision of two parking spaces. The LHA note that one of the parking spaces measures 4.8m in length which is substandard and at present cannot count towards the proposed parking provision.

Notwithstanding the above the other proposed space is shown as being 10.6m in length which is almost sufficient to accommodate two spaces and also the LHA are of the view that the substandard space could be rotated so that it measures 5.5m in length without compromising the proposed aisle width of six metres.

Conditions

1. No part of the development hereby permitted shall be occupied until such time as vehicular visibility splays of 2.4 metres by 36 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).

2. The development hereby permitted shall not be occupied until such time as four designated parking spaces, each measuring at least 2.4m x 5m have been implemented. Thereafter the onsite parking provision shall be so maintained 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 in the interests of highway safety and in accordance with the National Planning Policy Framework (2021).

3. Notwithstanding the submitted plans, any new windows and doors within 0.5 metres of Main Street, Barlestone shall not open so to overhang the public highway and shall thereafter be maintained in perpetuity.

REASON: In the general interest of highway safety in accordance with the National Planning Policy Framework (2021).

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
15 August 2023

Case Officer
Simon Herbert

Reviewer
BD

Date issued
23 August 2023