

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: 24/00213/FUL

Highway Reference Number: 2024/0213/04/H

Application Address: Inglenook Farm Leicester Road Barwell Leicester Leicestershire LE9 8BD

Application Type: Full

Description of Application:

Retention of timber stables

GENERAL DETAILS

Planning Case Officer: Matt Jedruch

Applicant: Mr Ian Fenny

County Councillor: Ross Hills

Parish: Barwell

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 115 of the National Planning Policy Framework (December 2023), 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 consulted on outline application 24/00213/FUL, for the retention of timber stables. The proposals are at Inglenook Farm, Leicester Road, Barwell, Leicestershire, LE9 8BD.

Site Access

The Applicant is proposing to utilise the existing access onto Leicester Road. The access is on the western extent of the highway, approximately 70m away from the roundabout where Leicester Road meets the A47. Leicester Road at the location of the access is an adopted, classified C road subject to a 40mph speed limit.

The LHA have reviewed the 'As Built Site Plan', drawing number 4070 – 02 and find the access broadly accords with DG20 in terms of access width.

The Applicant has not provided any detailed visibility splay drawings. However, the LHA have undertaken their own assessment and find that 2.4m by 65m is achievable in both directions over land within highway control, this is in accordance with Table DG4 of Part 3 of the Leicestershire Highway Design Guide (LHDG), therefore the LHA do not require the Applicant to submit any drawings regarding vehicular visibility splays.

The LHA have also taken into account that given the accesses location, vehicles travelling within the vicinity of the site are likely to be travelling at slower speeds than posted due to the proximity of the roundabout to the south.

Highway Safety

There have been no Personal Injury Collisions (PICs) recorded along the entire length of Leicester Road within the last 5 years.

The LHA are aware that the proposals are retrospective. Given there have been no reported incidents at the location of the site access, the LHA are satisfied the proposals are unlikely to introduce any new highway safety issues within the vicinity.

Internal Layout/Trip Generation

The Applicant is seeking retrospective planning permission for 11 stables and tack room at the site. The 'Design & Access Statement (DAS)' states that a number of stables as to be used for external livery and also horses owned by the Applicant.

The Applicant has stated within the 'Application Form' that there are 10 off street car parking spaces associated with the proposals. Whilst the LPA's website indicates there is a 'Parking Plan', this appears to be the same as 'As Built Site Plan', drawing number 4070 – 02 and provides no additional information such as the location of the parking. However, taking the site into consideration as a whole, the LHA are satisfied there is adequate space within the site for the quantum of parking required for the size of the development, this can be conditioned as such.

The LHA have taken into consideration that once at the site, horses would rarely need to be taken off the site given the existing facilities and access to fields at the location.

Given the above, the LHA would not seek to resist the proposals subject to the following condition

Conditions

1. The Applicant will ensure ten off-street car parking spaces made available for the proposals at all times within the site. These shall be maintained and kept available 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 (December 2023).

Date Received
13 March 2024

Case Officer
Neal Chantrill

Reviewer
BD

Date issued
22 March 2024