

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: 23/00798/FUL

Highway Reference Number: 2023/0798/04/H

Application Address: Ivy House Farm Bilstone Road Congerstone Shackerstone Nuneaton
Leicestershire CV13 6LW

Application Type: Full

Description of Application:

Change of use of an agricultural building (barn) to Class E(g)(commercial) and Class B8 (storage and distribution) and associated works

GENERAL DETAILS

Planning Case Officer: Joseph Fleetwood HBBC

Applicant: Mr T Sinnott

County Councillor: Bertie Harrison-Rushton

Parish: Shackerstone

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 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) are in receipt of a consultation for the change of use of an agricultural building (barn) to Class E(g)(commercial) and Class B8 (storage and distribution) and associated works. Based on the submitted application form, the internal floorspace of the proposals is 440sqm.

Site Access

The Applicant is proposing to utilise the existing access on the southern extent of Bilstone Road. The access is approximately 75m to the west of the junction of Bilstone Road/Main Street. Bilstone Road is an adopted, classified C road subject to a 30mph speed limit. The LHA are aware improvements were undertaken to the site access as part of application reference 20/00997/FUL.

The LHA considers the existing arrangements would be acceptable for the proposed use.

Highway Safety

Based on available records to the LHA, there have been no recorded personal injury collisions along the length of Bilstone Road within the last five years. The LHA therefore has no pre-existing highway safety concerns regarding this location.

Internal Layout

Use Class E(g) includes office use and as a worse case scenario in terms of car parking, this would require 18 car parking spaces based on the Highway Requirements for Development document available within the Leicestershire Highway Design Guide ([LHDG] available at <https://resources.leicestershire.gov.uk/lhdg>). Light industrial use would require two HGV spaces and nine car parking spaces, while B8 use would require four spaces and one HGV space.

The Applicant has not detailed any specific area in which vehicles would park, instead stating that there would be ample space for parking within the farm complex. The LHA advise that the Applicant should show a designated parking area for an appropriate level of vehicles, with car bays designed to minimum dimensions of 2.4m x 5.5m in accordance with Part 3, Section 3.165 of the LHDG. This would ensure that an appropriate level of parking could be maintained for the proposed development in perpetuity and may enable the LHA to provide a final response.

The LHA is satisfied that larger vehicles would be able to access the building and turn within the site as they would at present.

Public Rights of Way

Public Footpath S91 runs along the access of the proposed development. An extract from the Definitive Map of Public Rights of Way is provided in Figure 1 for information, with Public Footpath S91 highlighted by the pink dashed line.

