

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: 23/00392/FUL

Highway Reference Number: 2023/0392/04/H/R1

Application Address: 65A Newbold Road Barlestone Nuneaton Leicestershire CV13 0DY

Application Type: Full

Description of Application:

Re-consultation. Proposed new stable block with associated storage area

GENERAL DETAILS

Planning Case Officer: Sullivan Archer

Applicant: Mr and Mrs A Gibson

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

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) previously advised additional information was required in respect of the proposals within its observations dated 17 May 2023. Notably, clarification in respect of the site access location and whether or not the stable block would be for private or commercial use was required.

The Applicant has now submitted additional information in support of the proposals to the Local Planning Authority (LPA), including a revised Block Plan and revised drawings of the stable building. The LPA have also confirmed that the stables are for private use only.

Site Access

The Applicant's Block Plan included on David Granger drawing number 11.2679.22 Rev F details that the existing driveway to the property would be used to access the site and this now falls fully within the Applicant's red line up to the highway boundary.

On the basis the stables are to remain private, the LHA advises it would have no objection to the use of the existing access without any further works. This could be used to access the Applicants land at present and and it would not be possible for the LHA to demonstrate the proposals could lead to an intensification in use.

Internal Layout

On the basis the stables would be for private use, the LHA advise the gravel yard shown on David Granger drawing number 11.2679.22 Rev F would be sufficient for vehicle parking and turning.

Conditions

1. The development hereby permitted shall not be first used until such time as the parking (and turning facilities) have been implemented in accordance with David Granger drawing number 11.2679.22 Rev F. 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).

2. The proposed stables shall be used only in connection with the Applicant's own livestock and no livery/riding school nor other business nor commercial use is permitted.

REASON: Although the level of traffic likely to be generated by stables is acceptable in highway safety terms, more traffic-intensive livery within the site would be inappropriate due to the limitations of the vehicular access, in the interests of general highway safety and in accordance with the National Planning Policy Framework (2023).

Informative

- 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
25 October 2023

Case Officer
Ben Dutton

Reviewer
DH

Date issued
03 November 2023