Leicestershire County Council

PLANNING APPLICATION CONSULTATION RESPONSE

Report of the Director of Highways, Transportation & Waste Management to the Planning Authority relating only to the Highway aspects.

DETAILS OF APPLICATION

Planning Ref No: 2008/1143/04
CE/EN Ref: Previous on Plan-Con 2007/6021/04 2006/1100/04
Application Address: COLD COMFORT FARM, ROGUES LANE, HINCKLEY, LE10 3DX
Parish: Hinckley
Applicant: Mr Chris Mcmanus
District Planning Case Officer: Louise Forman
Brief Description of Development: ERECTION OF PORTAL FRAMED BARN AND FORMATION OF NEW ACCESS.

OBSERVATIONS

(a) On any Improvement lines: None

(b) On Access Arrangements:

New vehicular access:	Yes	**New pedestrian access:**	No
Altered vehicular access:	Yes	**Altered pedestrian access:**	No

(c) On effect on Rights of Way: No

(d) On any new road proposal: No

(e) On application in general:

29/32 Middlefield Lane - Unclass / Rogues Lane - Unclass Traffic Sensitive

County Councillor David Christopher Bill & Donald Owen Wright

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RECOMMENDATIONS

Conditions

If any vehicular access gates, barriers, bollards, chains or other such obstructions are to be erected they shall be set back a minimum distance of 10 metres behind the Highway boundary and shall be hung so as to open inwards only.

Reason: To enable a vehicle to stand clear of the highway whilst the gates are opened/closed and protect the free and safe passage of traffic, including pedestrians, in the public highway.

Before first use of the development hereby permitted, drainage shall be provided within the site such that surface water does not drain into the Public Highway and thereafter shall be so maintained.

Reason: To reduce the possibility of surface water from the site being deposited in the highway causing dangers to road users.

The proposed development shall always remain ancillary to, and not be sold, leased nor otherwise disposed of separately from, the main dwelling.

Reason: Although the vehicular access is adequate to cater for traffic generated by a single dwelling, it is inadequate to cater for additional traffic.

The proposed development shall always remain ancillary to the existing use of the site and shall not be sold, leased nor otherwise disposed of separately from, the remainder of the premises.

Reason: Although the vehicular access is adequate to cater for traffic generated by the use of the premises, it is inadequate to cater for additional traffic that sub-division of the site could bring about.

The existing vehicular access shall be closed permanently within one week of the new access being brought into use and the existing vehicular crossings reinstated to the satisfaction of the LPA in consultation with the Highway Authority.

Reason: To reduce the number of vehicular accesses to the site and consequently to reduce the number of potential conflict points.

Notwithstanding the submitted details, before first use of the development hereby permitted, the vehicular access to the site shall be provided with 6 metre control radii on both sides of the access.

Reason: To enable vehicles to enter and leave the highway in a slow and controlled manner and in the interests of general highway safety and to afford easy access to the site and protect the free and safe passage of traffic in the public highway.

Before first use of the development hereby permitted the access drive and any turning space shall be surfaced with tarmacadam, concrete or similar hard bound material (not loose aggregate) for a distance of at least 7 metres behind the Highway boundary and shall be so maintained at all times.

Reason: To reduce the possibility of deleterious material being deposited in the highway (loose stones etc.)

Before first use of the development hereby permitted, visibility splays of 2.4 metres by 160 metres shall be provided at the junction of the access with Rogues Lane. These shall be in accordance with the standards contained in the current County Council design guide and shall be so maintained in perpetuity. Nothing shall be allowed to grow above a height of 0.9 metres above ground level within the visibility splays.

Reason: To afford adequate visibility at the access/junction to cater for the expected volume of traffic joining the existing highway network and in the interests of general highway safety.

The proposed access shall have an EFFECTIVE width of a minimum of 5.8 metres for a distance of at least 7 metres behind the Highway boundary. The access drive once provided shall be so maintained at all times.
NOTE: If the access is bounded immediately on one side by a wall, fence or other structure, an additional 0.5 metre strip will be required on that side. If it is so bounded on both sides, additional 0.5 metre strips will be required on both sides.

Reason: To ensure that vehicles entering and leaving the site may pass each other clear of the highway and not cause problems or dangers within the highway.

Note to Planning Officer

The proposed portal framed barn and new access is acceptable in terms of serving a new storage facility for agricultural equipment and some equipment associated with the owners fencing business. Any future change of use however for B8, B1 or B2 use would be unlikely to gain support from the Highway Authority as a commercial enterprise at this location could lead to an unacceptable increase in use of Rogues Lane by heavy traffic which would not be in the interests of Highway safety. Rogues Lane is inadequate in terms of its design, width and alignment in places to satisfactorily cater for heavier large vehicles. The Lane is already subject to a 7.5t weight restriction for vehicles.

The closure of the existing access which is poorly located close to a bend and which has restricted visibility and the replacement with a new access at a preferable location will provide a positive highway gain.

Note to Applicant

All works within the limits of the Highway with regard to the access shall be carried out to the satisfaction of the Southern Area Manager - (telephone 0116 3052202.)

Date Received	Date Of Inspection	Inspector	Signed Off
30/12/2008	4/02/09	Matt Lennon	11/02/09