REVISED OBSERVATIONS

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: 2008/1107/04
CE/EN Ref: Previous on Plan-Con 2004/1103/04 AU106
Application Address: COUNTY LANDSCAPE PRODUCTS LTD, BROOKFIELD ROAD, BURBAGE, HINCKLEY, LE10 2LL
Parish: Burbage
Applicant: Keyline Builders Merchants Ltd
District Planning Case Officer: Sarah Humphries
Brief Description of Development: ERECTION OF BUILDERS MERCHANTS BUILDING WITH TRADE COUNTER AND ALTERATION OF EXISTING EXTERNAL STORAGE.

OBSERVATIONS

(a) On any Improvement lines: None

(b) On Access Arrangements:

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

(c) On effect on Rights of Way: Yes

(d) On any new road proposal: No

(e) On application in general:

29/73 Brookfield Road - Unclass

Footpath U64 : From Brookfield Road, Burbage to the County Boundary south west of Watling Street (Route A50 - Plans sent to Access Officer

County Councillor John Spencer Moore & Mary Louise Sherwin

RECOMMENDATIONS

Notes to Planning Officer

Further to my previous comments (dated 21/01/2009) it has been brought to my attention that vehicles are often parking on Brookfield Road which restricts the free flow of traffic particuarly around the junction with Rugby Road. Whilst this proposal is located some way from the junction it is considered that any parking of staff or delivery vehicles on Brookfield Road adjacent to the site could result in additional dangers to road users and would not be in the best interests of Highway safey. It is therefore recommended that further details are submitted demonstrating that parking & turning facilities will be available within the site for large servicing and/or delivery vehicles which are expected to be visiting the site.

Furthermore the applicant should be made aware that a public footpath crosses the site and that this footpath should not be obstructed or diverted without obtaining seperate consent of the County Council.

Conditions
Before the development hereby permitted is first used, off-street lorry parking and turning provision shall be made within the application site. Details of which shall be submitted to and agreed in writing by the Local Planning Authority. The parking area shall be surfaced, marked out prior to the development being brought into use and shall be so maintained at all times.
Reason: To ensure that adequate off-street parking provision is made to reduce the possibilities of the proposed development leading to on-street parking problems in the area.

Before the development hereby permitted is first used, off-street car parking provision shall be made within the application site. Details of which shall be submitted to and agreed in writing by the Local Planning Authority. The parking area shall be surfaced, marked out prior to the development being brought into use and shall be so maintained at all times.
Reason: To ensure that adequate off-street parking provision is made to reduce the possibilities of the proposed development leading to on-street parking problems in the area.

For the period of the construction of the development within the site, vehicle wheel cleansing facilities shall be provided within the site and all vehicles exiting the site shall have all tyres and wheels cleaned, as may be necessary, before entering the Highway.
Reason: To reduce the possibility of deleterious material (mud, stones etc) being deposited in the highway and becoming a hazard for road users.

Vehicle wheel cleansing facilities shall be provided within the site and all vehicles exiting the site shall have all tyres and wheels cleaned, as may be necessary, before entering the Highway. The wheel washing facilities provided shall be so maintained for the operational period of the development hereby permitted.
Reason: To reduce the possibility of deleterious material (mud, stones etc) being deposited in the highway and becoming a hazard for road users.

Note to Applicant
A public footpath crosses the site and this must not be obstructed or diverted without obtaining separate consent from Leicestershire County Council.

Date Received	Date Of Inspection	Inspector	Signed Off
17/12/2008	27/01/2009	Matt Lennon	27/01/2009