

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: 24/00503/FUL

Highway Reference Number: 2024/0503/04/H

Application Address: Clares Bread And Butter 4 Arnolds Crescent Newbold Verdon Leicester Leicestershire LE9 9LD

Application Type: Full

Description of Application: Change of use from sandwich shop (Class E) to hot food takeaway (sui generis) including replacing an existing extract system

GENERAL DETAILS

Planning Case Officer: Sullivan Archer

Applicant: Mr Ali Kulhas

County Councillor: Ross Hills

Parish: Newbold Verdon

Road Classification: Adopted Unclassified

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).

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) has been consulted on a full application for the change of use from sandwich shop (Class E) to a hot food takeaway at 4 Arnolds Crescent, Newbold Verdon, Leicestershire.

Site Access/Internal Layout

The site can be accessed by a lay-by approximately 35 metres in length and 2.5 metres wide. The lay-by serves as an access to two shop fronts on Arnolds Crescent

There is currently no vehicular parking proposed as part of this application. Although the lay-by is not for the exclusive use of customers of the proposed hot food takeaway, customers would be able to use it to park clear of Arnolds Crescent without affecting the free flow of traffic on the highway.

The LHA are aware that the previous small shop store had no parking provision. As such, even though no vehicular parking has been proposed under this application, the LHA would not seek to object to the proposal on this basis.

Having regard to the specific circumstance of the site in conjunction with the scale and type of development proposed, the LHA is satisfied that the proposed development is unlikely to lead to an increase in indiscriminate parking in the vicinity of the site.

Highway Safety

Based on available records to the Local Highway Authority, there have been no recorded Personal Injury Collisions on Arnolds Crescent within the last five years.

Date Received
29 May 2024

Case Officer
Oliver Rivera

Reviewer
BD

Date issued
17 June 2024