

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: 25/01011/FUL

Highway Reference Number: 2025/1011/04/H/R1

Application Address: Hill Farm Fenn Lanes Fenny Drayton Nuneaton Leicestershire CV13 6BJ

Application Type: Full

Description of Application: Re-consultation. Change of use of agricultural buildings to commercial/business use (Class E) and storage/distribution (Class B8) with associated access, parking, landscaping. Alterations to the barn to include increase in roof height, recladding and new openings (revised scheme of 23/01172/FUL)

GENERAL DETAILS

Planning Case Officer: Sullivan Archer

Applicant: Mr Stuart Williams

County Councillor: Market Bosworth ED - Joshua Melen CC

Parish: Witherley

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 116 of the National Planning Policy Framework (2024), subject to the conditions and/or planning obligations outlined in this report.

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) has been re-consulted by the Local Planning Authority (LPA), Hinckley & Bosworth Borough Council (HBBC), on a planning application which seeks the:

'Change of use of agricultural buildings to commercial/business use (Class E) and storage / distribution (Class B8) with associated access, parking, landscaping. Alterations to the barn to include increase in roof height, recladding and new openings (revised scheme of 23/01172/FUL).'

The proposals are at Hill Farm, Fenn Lanes, Fenny Drayton, Leicestershire, CV13 6BJ.

Note – The LHA have included hyperlinks to relevant sections of the Leicestershire Highway Design Guide ([LHDG](#)) within this report. These are identified in bold, underlined and in blue text.

The LHA previously responded to the LPA via email on 18 November 2025 seeking clarity on the proposals in relation to whether this application was a revised scheme of 23/01172/FUL.

The Applicant has now clarified that this application seeks to convert the previously permitted change of use of barn one into two individual units along with amended plans, no changes in the size of the building are proposed.

The LHA have reviewed the following documents as part of these observations:

- Application Form;
- Site Location Plan;
- Barn 2 - Plans and Elevations as Proposed, drawing number 22 108 K0021 P1;
- Barn 2 - Plans and Elevations as Existing, drawing number 22 108 S0021 P1;
- Site Plan as Proposed Access Arrangements, drawing number 22 108 K0007 P1;
- Site Plan as Existing, drawing number 25 027 S0001 P1;
- Barn 1 - Plans as Proposed, drawing number 25 027 K0011 P1;
- Site Plan As Proposed Detail Expected Use - B8 Storage & Distribution, drawing number 25 027 K0002 P1;
- Site Plan as Proposed Expected Use - E(g)(ii) R&D, drawing number 25 027 K0003 P1;
- Site Plan As Proposed Detail Expected Use - B2 Light Industrial, drawing number 25 027 K0006 P1; and
- Planning & Heritage Statement dated October 2025.

Proposals

It appears that this Application differs from the approved scheme under 23/01172/FUL by virtue of the Applicant sub-dividing barn one and the removal of a door on barn two. The layout in relation to both access and internal layout remain the same.

The LHA are therefore satisfied that matters pertaining to the highway remain the same as the previously approved scheme under 23/01172/FUL, including the off-street parking requirements as set out in the LHDG.

Given the above, the LHA would not seek to resist the proposals subject to the conditions below.

Conditions

1. No part of the development hereby permitted shall be brought into use until such time as the access arrangements and vehicular visibility splays of 2.4 metres by 160 metres have been provided as shown on Site Plan as Proposed Access Arrangements, drawing number 22 108 K0007 P1 have been implemented in full. These shall thereafter be permanently maintained with nothing within the visibility splays higher than 0.6 metres above the level of the adjacent footway/verge/highway.

REASON: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, and to afford adequate visibility at the access to cater for the expected volume of traffic joining the existing highway network in the interests of general highway safety and in accordance with the National Planning Policy Framework (2024).

2. No part of the development hereby permitted that fall within Use Class B8 (General industrial) as defined within the Town and Country Planning (Use Classes) Order 1987 (as amended) shall be brought into use unless the parking arrangements as set out within Site Plan As Proposed Detail Expected Use - B8 Storage & Distribution, drawing number 25 027 K0002 P1 have been provided in full. Once provided these should be maintained and available for use in perpetuity.

REASON: To ensure that adequate off-street parking provision is made which is appropriate to the use of the building, 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 (2024).

3. No part of the development hereby permitted that fall within Use Class E(g) (Commercial, Business and Service) Research & Development, as defined within the Town and Country Planning (Use Classes) Order 1987 (as amended) shall be brought into use unless the parking arrangements as set out within Site Plan as Proposed Expected Use - E(g)(ii) R&D, drawing number 25 027 K0003 P1 have been provided in full. Once provided these should be maintained and available for use in perpetuity.

REASON: To ensure that adequate off-street parking provision is made which is appropriate to the use of the building, 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 (2024).

4. No part of the development hereby permitted that fall within Use Class E(g) (Commercial, Business and Service) Light Industry as defined within the Town and Country Planning (Use Classes) Order 1987 (as amended) shall be brought into use unless the parking arrangements as set out within Site Plan As Proposed Detail Expected Use - B2 Light Industrial, drawing number 25 027 K0006 P1 have been provided in full. Once provided these should be maintained and available for use in perpetuity.

REASON: To ensure that adequate off-street parking provision is made which is appropriate to the use of the building, 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 (2024).

Date Received
8 January 2026

Case Officer
Neal Chantrill

Reviewer
BD

Date issued
21 January 2026