

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: 24/00591/FUL

Highway Reference Number: 2024/0591/04/H/R2

Application Address: Unit 4 122 High Street Earl Shilton Leicester Leicestershire LE9 7LQ

Application Type: Full

Description of Application: Re-consultation. Change of use and conversion of commercial/offices property (Class E) to short term let serviced apartments (Class C1). New accessible ramps, installation of signage, parking and alteration to the property.

GENERAL DETAILS

Planning Case Officer: Matt Jedruch

Applicant: Time Haq

County Councillor: Cllr Richard Allen

Parish: Broughton Earl Shilton

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 115 of the National Planning Policy Framework (December 2023), 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:

'Re-consultation. Change of use and conversion of commercial/offices property (Class E) to short term let serviced apartments (Class C1). New accessible ramps, installation of signage, parking and alteration to the property.'

The proposals are at Unit 4 122 High Street, Earl Shilton, Leicestershire, LE9 7LQ.

The LHA previously responded to the LPA on 3 July 2024 and 9 August 2024 requesting further information which included:

- Aisle widths in accordance with LHDG standards to ensure off-street car parking spaces can be accessed and egressed; or
- Vehicle swept path analysis drawing demonstrating vehicles can access and egress the off-street car parking spaces.

In response to the LHA's previous observations the Applicant has provided the following document:

- Parking Plan, drawing number 329-(A)-GA-014 Rev B.

Internal Layout

The LHA have reviewed 'Parking Plan', drawing number 329-(A)-GA-014 Rev B and find it to accord with Paragraphs 3.151 (Quantum of Off-Street Car Parking Spaces), 3.165 (Parking Space Dimensions) and Figure DG13 (aisle widths) of Part 3 of the Leicestershire Highway Design Guide (LHDG).

Given the above, the LHA would not seek to resist the proposals subject to the following condition.

Condition

1. The development hereby permitted shall not be occupied until such time as the parking has been implemented in accordance with Parking Plan, drawing number 329-(A)-GA-014 Rev B. Thereafter the onsite parking provision shall be kept available for such use 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 in the interests of highway safety and in accordance with the National Planning Policy Framework (December 2023).

Date Received
12 August 2024

Case Officer
Neal Chantrill

Reviewer
BD

Date issued
14 August 2024