

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: 24/00366/FUL

Highway Reference Number: 2024/0366/04/H/R1

Application Address: Former Factory Works Upper Bond Street Hinckley Leicestershire

Application Type: Full

Description of Application: Re-consultation. Demolition of the Laban Tansey building, erection of new apartment building and associated landscaping works and parking on land between Druid Street and Upper Bond St, Hinckley (Resubmission 23/00383/FUL).

GENERAL DETAILS

Planning Case Officer: Matt Jedruch

Applicant: Mr A Reid

County Councillor: Cllr Michael Mullaney

Parish:

Road Classification: Class B

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) have been re-consulted by Hinckley & Bosworth Borough Council as the Local Planning Authority (LPA) on a full application for the demolition of the Laban Tansey building, erection of a new apartment building and associated landscaping works and parking on land between Druid Street and Upper Bond St, Hinckley. The proposals would consist of six x one-bedroom flats and three x two-bedroom flats.

The LHA previously advised within its observations dated 24th April 2024 that as part of application 19/00183/FUL, that development was conditioned to have 11 car parking spaces in a section of the same area. The LHA requested that the Applicant provided further information that explains the proposed parking provision in relation to that extant permission, as it appeared the proposals could displace parking for the existing business on to the highway.

Site Access

The LHA previously advised it had no objection to the continued use of the existing access arrangements.

Highway Safety

The LHA previously advised that it had no highway safety concerns in respect of the proposals.

Internal Layout

The LHA previously requested additional information in respect of the parking arrangements given that application 19/00183/FUL required parking is provided for that development in the same area. The Applicant has stated within an e-mail dated 30th April 2024 that the incorrect certificate was served as part of application 19/00183/FUL and that the land where the parking for the proposed development is under the ownership of the current Applicant.

The LHA advise that, on balance, should parking for application 19/00183/FUL be displaced as a result of the proposals, given the location of the site close to Hinckley town centre, the proximity of nearby public car parks and on the basis that there are Traffic Regulation Orders in force which should prevent inappropriate parking on surrounding roads, notably Upper Bond Street (B4667), the LHA would not be able to demonstrate that the proposals could result in a severe detriment to highway safety.

Conditions

1. No development shall commence on the site until such time as a construction traffic management plan, including as a minimum details of the routing of construction traffic, wheel cleansing facilities, vehicle parking facilities, and a timetable for their provision, has been submitted to and approved in writing by the Local Planning Authority. The construction of the development shall thereafter be carried out in accordance with the approved details and timetable.

REASON: To reduce the possibility of deleterious material (mud, stones etc.) being deposited in the highway and becoming a hazard for road users, to ensure that construction traffic does not use unsatisfactory roads and lead to on-street parking problems in the area.

2. The development hereby permitted shall not be occupied until such time as the parking (and turning facilities) have been implemented in accordance with HSSP drawing number 8613-03-014. Thereafter the onsite parking (and turning) provision shall be kept available for such use(s) 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 (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 (December 2023).

3. The development hereby permitted shall not be occupied until such time as secure cycle parking shall be provided in accordance with details first submitted to and agreed in writing by the Local Planning Authority. Thereafter the onsite cycle parking provision shall be kept available for such use(s) in perpetuity.

REASON: To promote travel by sustainable modes in accordance with the National Planning

Policy Framework (December 2023).

4. The development hereby permitted shall not be occupied for a period of more than one month from being first brought into use unless the existing vehicular access on Druid Street that becomes redundant as a result of this proposal has been closed permanently and reinstated in accordance with details first submitted to and agreed in writing by the Local Planning Authority.

REASON: In the interests of highway and pedestrian safety in accordance with the National Planning Policy Framework (December 2023).

Informative

- Planning Permission does not give you approval to work on the public highway. Therefore, prior to carrying out any works on the public highway you must ensure all necessary licences/permits/agreements are in place. For further information, please telephone 0116 305 0001. It is an offence under Section 148 and Section 151 of the Highways Act 1980 to deposit mud on the public highway and therefore you should take every effort to prevent this occurring.
- To erect temporary directional signage you must seek prior approval from the Local Highway Authority in the first instance (telephone 0116 305 0001).

Date Received
22 May 2024

Case Officer
Ben Dutton

Reviewer
DH

Date issued
04 June 2024