

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: 23/00245/FUL

Highway Reference Number: 2023/0245/04/H/R1

Application Address: Temple Hall Farm Bosworth Road Wellsborough Nuneaton Leicestershire CV13 6PA

Application Type: Full

Description of Application:

Re-consultation. Change of use of agricultural building to commercial storage (B8) (retrospective)

GENERAL DETAILS

Planning Case Officer: Joseph Fleetwood HBBC

Applicant: Martin Sansom

County Councillor: Bertie Harrison-Rushton

Parish: Sheepy

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 111 of the National Planning Policy Framework (2021), subject to the conditions and/or planning obligations outlined in this report.

Advice to Local Planning Authority

Background

This second formal response to the planning application is based on the revised information provided by the applicant to the Local Planning Authority (LPA) and sent to the Local Highway Authority (LHA) on the 23 May 2023.

In the initial highway observations, the LHA raised concerns over the site access arrangements and parking provision for the proposed development. The LHA has now reviewed the updated plan and offers further comments below.

Site Access

The applicant has now submitted details of the site access arrangements as shown on DCI Architecture, 'Site Layout' drawing number: MTS_ID_01. Following the use of satellite imagery the LHA is satisfied that the site access improvements which were conditioned as part of the 2021 application have been implemented.

Internal Layout

Based on the scale of the proposed development the LHA would expect three parking spaces to be provided as part of the proposals. The applicant has now shown a total of seven parking spaces within the site.

The LHA would note that some of the spaces may not be usable due to the location of the loading bay when a HGV is on the site, however there is space within the site to accommodate any visitors / employees.

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 DCI Architecture, 'Site Layout' drawing number: MTS_ID_01. Thereafter the onsite parking and turning provision shall be kept available for such uses 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 (2021).

Date Received
23 May 2023

Case Officer
David Hunt

Reviewer
RD

Date issued
31 May 2023