

**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: 24/00920/NMA

Highway Reference Number: 2024/0920/04/H

Application Address: Land off Sketchley Lane Burbage Leicestershire

Application Type: Non-material amendment

Description of Application: Non-Material Amendment to 21/01131/OUT. Amendment to the wording of condition 22 (offsite highway works) to allow offsite highway works to be implemented in full 9 months following first occupation of dwellings

GENERAL DETAILS

Planning Case Officer: Sullivan Archer

Applicant: Mr David Gray

County Councillor: Cllr Barry Walker

Parish: Burbage

Road Classification: Class A

Substantive Response provided in accordance with article 22(5) of The Town and Country Planning (Development Management Procedure) (England) Order 2015:

No objection

No objection to the variation of Condition 22.

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) has been consulted by Hinckley & Bosworth Borough Council as the Local Planning Authority (LPA) on an application to vary Condition 22 (off-site works) of appeal reference APP/K2420/W/22/3301735 for application reference 21/01131/OUT.

The Applicant has submitted a covering letter dated 25th September 2024 which has been reviewed by the LHA as part of its response.

Condition 22

Condition 22 has been reproduced below for clarity:

No part of the development shall be occupied until the offsite works shown on Stantec drawing number 332010596-700-001 Rev A or a subsequent amended design that has been submitted to and approved in writing by the local planning authority have been implemented in full.

The Applicant wishes for condition 22 to be varied to:

*The offsite works shown on Stantec drawing number 332010596-700-001 Rev A or a subsequent amended design that has been submitted to and approved in writing by the local planning authority shall be implemented in full, **9 months following the first occupation of dwellings.***

Highways Comments:

After reviewing the submitted covering letter, it is understood that the Applicant would need to close Sketchley Lane to traffic around the Christmas period to comply with Condition 22. There is a restriction on highway works during this time and the Applicant also does not wish to disrupt the nearby hotel during their pre-booked festive period.

Given the above, the LHA considers the request to vary Condition 22 to be reasonable, however nine months following first occupation should give a suitable timeframe for the Applicant to programme the works to avoid any further conflicts with the hotel or any other highway works/ embargo, as well as implement the works.

Date Received
4 October 2024

Case Officer
Ben Dutton

Reviewer
DH

Date issued
28 October 2024