

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: 23/01182/FUL

Highway Reference Number: 2023/1182/04/H/R4

Application Address: Allbar Sports Trinity Lane Hinckley Leicestershire LE10 0BH

Application Type: Full

Description of Application: Re-consultation. Change of use from cinema (Sui Generis) to 40 one-bedroom apartments

(Use Class C3) with associated car parking and landscaping

GENERAL DETAILS

Planning Case Officer: Sullivan Archer

Applicant: Mr Chima

County Councillor: Cllr Stuart Bray

Parish: Hinckley

Road Classification: Adopted Unclassified

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

The Local Highway Authority (LHA) has been re-consulted by the Local Planning Authority (LPA), Hinckley & Bosworth Borough Council, on a planning application at Allbar Sports, Trinity Lane, Hinckley. This application is for the change of use from a cinema (Sui Generis) to 40 one-bedroom apartments (Use Class C3) with associated car parking and landscaping.

The LHA previously responded to this application on 5th February 2024, 28th March 2024, 29th April 2024 and 25th November 2024, advising in the latest observations that further information would be required to fully assess the impact of the proposed development on the highway network.

The additional information requested was as follows:

- An amended site plan which removes reference to the proposed car club scheme; and
- Clarification on the proposed cycle parking facilities.

Additional / amended submissions have been received by the LPA since the previous highway observations. The LHA has reviewed the following additional / amended submissions in preparation of this response:

- Cycle storage details (dated 26th November 2024);
- Proposed ground floor plans (Storm Design, drawing number 23/848/01F);
- Proposed landscaping plan (Storm Design, drawing number 22/848/10c);
- Proposed OS plan (Storm Design, drawing number 22/848/09b); and
- Proposed site plan (Storm Design, drawing number 22/848/06c).

The LHA notes that the proposed site plan removes reference to the proposed car club scheme. The LHA welcomes this amendment.

The cycle storage details document and proposed ground floor plans drawing indicate that 40 'Cardiff' style cycle racks and 10 'Sheffield' style cycle racks would be provided within the site. The LHA is content with this.

Conditions

1. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on Highway Access Solutions drawing number HAS/23-071/05 Revision C have been implemented in full.

REASON: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of general highway safety and in accordance with the National Planning Policy Framework (December 2023).

2. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with Storm Design drawing number 22/848/06c. 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 (December 2023).

3. The development hereby permitted shall not be occupied until such time as the cycle parking facilities have been implemented in accordance with Storm Design drawing number 23/848/01F. Thereafter the onsite cycle parking provision shall be kept available for such use in perpetuity.

REASON: To promote travel by sustainable modes in accordance with the National Planning Policy Framework (December 2023).

4. Notwithstanding the provisions of Part 2 of Schedule 2, Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) no gates, barriers, bollards, chains or other such obstructions shall be erected to the vehicular access.

REASON: To enable a vehicle to stand clear of the highway in order to protect the free and safe passage of traffic including pedestrians in the public highway in accordance with the National Planning Policy Framework (December 2023).

Contributions

To comply with Government guidance in NPPF and commensurate with Leicestershire County Council Planning Obligations Policy the following contributions would be required in the interests of encouraging sustainable travel to and from the site, achieving modal shift targets, and reducing car use:

- A. Travel Packs, one per dwelling; to inform new residents from first occupation what sustainable travel choices are in the surrounding area (can be supplied by LCC at £52.85 per pack).

Justification: To inform new residents from first occupation what sustainable travel choices are available in the surrounding area.

- B. Six month bus passes, two per dwelling (two application forms to be included in Travel Packs and funded by the developer); to encourage new residents to use bus services, to establish changes in travel behaviour from first occupation and promote usage of sustainable travel modes other than the car (can be supplied through LCC at the current cost of £510.00 per pass).

Justification: To encourage new residents to use bus services as an alternative to the private car to establish changes in travel behaviour from first occupation.

Informative

- a. 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.

Date Received
2 December 2024

Case Officer
Daniel Putnam

Reviewer
BD

Date Issued
11 December 2024