

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: 24/00117/FUL

Highway Reference Number: 2024/0117/04/H

Application Address: Land South Of Bonita Bullfurlong Lane Burbage Hinckley Leicestershire LE10
2HQ

Application Type: Full

Description of Application:

Construction of 5 dwellings with associated garages and amenity spaces and improvement to
existing access to Bullfurlong Lane

GENERAL DETAILS

Planning Case Officer: Matt Jedruch

Applicant: Mr T Hubbard

County Councillor: Cllr Amanda Wright

Parish: Burbage

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

Background

The LHA is in receipt of a full application for the construction of 5 dwellings with associated garages and amenity spaces and improvement to the existing access to Bullfurlong Lane. The LHA acknowledges the relevant planning history at the site which is noted below.

The LHA acknowledges the relevant planning history at the site which is noted below:

- 14-00715-OUT Erection of 14 dwellings with vehicular access (outline - access, layout and scale). The LHA advised it no objection to the application subject to conditions.

- 19-01404-OUT Development of 5 dwellings with vehicular access (Outline – access, layout and scale only) The LHA advised no objection subject to conditions.

Site Access

The site would be accessed off Bullfurlong Lane, which is a cul-de-sac with a 30mph speed limit.

Robert O'Callaghan Architects Drawing Number ROC\813\PD\006H details the proposed site access arrangements. Visibility splays have not been detailed on the drawing submitted, however as the LHA did not seek to resist a similar access for up to 5 dwellings, the LHA would not object to the proposals on this basis.

Figure DG17 of Part 3 of the Leicestershire Highways Design Guide ([LHDG] available at <https://resources.leicestershire.gov.uk/lhdg>) states that for an access serving 2-5 dwellings - the access should be 4.25m wide for a minimum distance of 5m behind the highway boundary. The width proposed is considered acceptable to the LHA. Details of drainage to prevent surface water from flowing in to the highway have not been provided, however these can be conditioned.

Highway Safety

Based on available records to the LHA, there have been no recorded Personal Injury Collisions along Bullfurlong Lane, or at the junction of Bullfurlong Lane and Coventry Road within the last five years.

Trip Generation

Given the quantum of development proposed, an assessment of the developments trip generation is not required by the LHA.

Internal Layout

On the basis that each dwelling would have 4 or more bedrooms, three parking spaces would be required to serve each dwelling. The application form submitted shows that the applicant proposes 20 parking spaces to serve the proposed development.

The internal layout is detailed under Robert O'Callaghan Architects Drawing Number ROC\813\PD\006H. The LHA note that only two parking spaces per dwelling are shown on the submitted plan and assume the applicant intends for the garages shown to count towards the parking provision proposed. In order to count towards parking provision, the garages should be in accordance with Paragraph 3.200 of the LHDG.

As no garage layout drawing has been provided by the applicant, the LHA are unable to fully ascertain whether the garage is in accordance with Paragraph 3.200 of the LHDG. However, the garages measured on Robert O'Callaghan Architects Drawing Number ROC/813/PD/000H are 6m x 6m and the LHA is satisfied that there is sufficient space within the curtilage of each proposed dwelling for three cars to park and access/egress the site in a forward gear.

Conditions

1. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on Robert O'Callaghan Architects Drawing Number ROC\813\PD\006H 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 Robert O'Callaghan Architects Drawing Number ROC\813\PD\006H. Thereafter the onsite parking provision shall be so maintained 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 (2023).

3. No part of the development hereby permitted shall be occupied until such time as site drainage details have been provided to and approved in writing by the Local Planning Authority. Thereafter surface water shall not drain into the Public Highway and thereafter shall be so maintained.

REASON: To reduce the possibility of surface water from the site being deposited in the highway causing dangers to road users in accordance with the National Planning Policy Framework (2023).

4. The development hereby permitted shall not be occupied until such time as the access drive (and any turning space) has been surfaced with tarmacadam, or similar hard bound material (not loose aggregate) for a distance of at least 10 metres behind the highway boundary and, once provided, shall be so maintained in perpetuity.

REASON: To reduce the possibility of deleterious material being deposited in the highway (loose stones etc.) in the interests of highway safety and in accordance with the National Planning Policy Framework (2023).

Informatives

- 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
14 February 2024

Case Officer
Oliver Rivera

Reviewer
BD

Date issued
29 February 2024