

**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: 23/00561/CONDIT

Highway Reference Number: 2023/0561/04/H

Application Address: The Limes Main Street Congerstone Nuneaton Leicestershire CV13 6LX

Application Type: Variation of Condition (s73)

Description of Application:

Variation of conditions 2 and 4 of planning permission 21/00661/FUL. Amendment to include additional access to plot 1

GENERAL DETAILS

Planning Case Officer: Joseph Fleetwood HBBC

Applicant: Mr Craig Vincent

County Councillor: Bertie Harrison-Rushton

Parish: Shackerstone

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:

No objection

No objection to the Variation of Conditions 2 and 4 attached to 21/00661/FUL

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) are in receipt of application 23/00561/CONDIT submitted in order to vary condition 2 (Plans) and 4 (Site layout) attached to planning permission 21/00661/FUL.

The LHA have previously commented on a similar scheme under 22/01226/CONDIT. The LHA objected to the application due to a lack of detail relating to access arrangements and turning

Condition 2

Condition 2 is replicated below for clarity.

'The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:

*Amended Application Form, received by the Local Planning Authority on 23 July 2021;
Site Location Plan, dated 15 July 2021, received by the Local Planning Authority on 23 July 2021;
Site Layout Plan, received by the Local Planning Authority on 23 July 2021;
Plot 1 Location Plan, received by the Local Planning Authority on 19 May 2021;
Plot 1 Ground Floor Plan, received by the Local Planning Authority on 19 May 2021;
Plot 1 First Floor Plan, received by the Local Planning Authority on 19 May 2021;
Plot 1 Front and Rear Elevations, received by the Local Planning Authority on 19 May 2021;
Plot 1 Side Elevations, received by the Local Planning Authority on 19 May 2021;
Plot 1 Cross Section, received by the Local Planning Authority on 19 May 2021;
Plot 2 Location Plan, received by the Local Planning Authority on 19 May 2021;
Plot 2 Ground Floor Plan, received by the Local Planning Authority on 19 May 2021;
Plot 2 First Floor Plan, received by the Local Planning Authority on 19 May 2021;
Plot 2 Front Elevation, received by the Local Planning Authority on 19 May 2021;
Plot 2 Rear Elevation, received by the Local Planning Authority on 19 May 2021;
Plot 2 End Elevations, received by the Local Planning Authority on 19 May 2021;
Plot 2 Cross Section, received by the Local Planning Authority on 19 May 2021;
Design and Access Statement, received by the Local Planning Authority on 23 July 2021;
Heritage Statement, received by the Local Planning Authority on 23 July 2021;
Arboricultural Assessment, dated May 2021. received by the Local Planning Authority on 23 July 2021;
Updated Ecological Walkover Survey, dated 20 July 2021;
Preliminary Roost Assessment, dated July 2021, received by the Local Planning Authority on 23 July 2021;
Response to Senior Planning Ecologist, received by the Local Planning Authority on 12 October 2021;
Response to Waste Management Officer, received by the Local Planning Authority on 12 October 2021; and
Parking and Access Amended Drawing, received by the Local Planning Authority on 12 October 2021.'*

Highways Comments:

Condition pertaining to the highway highlighted in bold.

Condition 4

'The development hereby permitted shall not be occupied until such time as off street car and/or HGV parking provision (with turning facilities) has been provided, hard surfaced and demarcated in accordance with INSERT drawing number INSERT. Thereafter the onsite parking provision shall be so maintained in perpetuity.'

Highways Comments:

The LHA have reviewed drawing 'Highway Plan', drawing number CV0223-HP-001A and make the following comments.

The Local Planning Authority (LPA) previously approved two dwellings under 21/00661/FUL utilising a single point of access from Main Street. This application seeks a secondary point of access to the northwest to allow for plots one and two to have a separate, individual access onto Main Street.

Drawing 'Highway Plan', drawing number CV0223-HP-001A demonstrates effective access widths of 4m for plot one and 5.8m for plot 2. Figure DG17 of Part 3 of the Leicestershire Highway Design Guide (LHDG) states that for single dwellings a minimum effective access width of 2.75m should be provided. Whilst both accesses would be considered as over engineered, the LHA would not seek any amendments.

The Applicant has not submitted any detailed scaled drawings demonstrating the vehicular visibility splays, however, the LHA have undertaken its own assessment and find that 2.4m x 43m is achievable in both directions. Therefore the LHA do not require the Applicant to submit any detailed drawings regarding vehicular visibility splays.

Having reviewed 'Highway Plan', drawing number CV0223-HP-001A, the LHA are satisfied there is adequate space for both plots one and two to allow for turning in accordance with Figure DG13 of Part 3 of the LHDG for vehicles to access and egress both plots in a forward gear.

Given the above, the LHA do not object to the variation of conditions 2 and 4 attached to 21/00661/FUL.

Date Received
14 June 2023

Case Officer
Neal Chantrill

Reviewer
BD

Date issued
5 July 2023