

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: 23/00636/P3CQ

Highway Reference Number: 2023/0636/04/H

Application Address: Land South Of Bosworth Road Wellsborough Nuneaton Leicestershire CV13
6PA

Application Type: Change of Use

Description of Application: Change of use of agricultural building to dwellinghouse

GENERAL DETAILS

Planning Case Officer: Sullivan Archer

Applicant: Mr And Mrs T Greenfield

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

The Local Highway Authority is in receipt of application 23/00636/P3CQ for the conversion of an agricultural building to form a three bedroom dwelling at land south of Bosworth Road, Wellsborough.

Site Access

The Applicant proposes to utilise the existing access which serves the farmyard and leads onto Bosworth Road which is an adopted 'C' classified road subject to a 50 mph speed limit.

The submitted Design and Access Statement (DaS), created by Andrew Large Surveyors Limited, 21 June 2023 advises that it is the intention that the proposed dwelling will be occupied by the Applicant's who currently live off-site and travel to the farm on a daily basis.

The LHA agree with the statement made in the DaS that the proposed development may lead to an overall reduction of trips generated in comparison to the existing situation.

Whilst the LHA are satisfied that the existing access is safe and suitable for the proposed development it is observed that the access may not be hard surfaced for the first five metres from the public highway. The LHA are satisfied that this can be achieved and secured via imposing a condition on the decision notice, should the Local Planning Authority be minded to grant approval of the planning application.

Highway Safety

There has been no recorded Personal Injury Collisions in the previous five years within 500 metres on either side of the proposed access.

Therefore the LHA has no pre-existing highway safety concerns at this location.

Internal Layout

Andrew Large 'Site Plan' (submitted to the LPA 26 June 2023) shows the provision of two off-road parking spaces with each measuring 5.5 metres by 2.4 metres.

The LHA confirm that the proposed parking provision is in accordance with Part 3, Paragraph 3.151 and 3.165 of the Leicestershire Highway Design Guide.

Conditions

1. The development hereby permitted shall not be occupied until such time as the access drive has been surfaced with tarmacadam, or similar hard bound material (not loose aggregate) for a distance of at least 5 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 (2021)

2. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with Andrew Large drawing number 'Site Plan' (submitted to the LPA 26 June 2023) . Thereafter the onsite parking and turning provision shall be kept available for such use 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
30 June 2023

Case Officer
Simon Herbert

Reviewer
BD

Date issued
21 July 2023