

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: 23/01035/FUL

Highway Reference Number: 2023/1035/04/H

Application Address: Willow Farm, Fenn Lanes, Fenny Drayton, Nuneaton, Leicestershire CV13 6BJ

Application Type: Full

Description of Application:

Construction of new dwellinghouse (following the demolition of existing agricultural building)

GENERAL DETAILS

Planning Case Officer: Sullivan Archer

Applicant: Mr and Mrs C Hunt

County Councillor: Bertie Harrison-Rushton

Parish: Witherley

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 (LHA) are in receipt of application 23/01035/FUL for the construction of a new dwellinghouse at Willow Farm, Fenn Lanes, Fenny Drayton, Nuneaton. The LHA responded to application 23/00637/P3CQ and referred the Local Planning Authority to standing advice in this instance.

Site Access

The applicant have shown in the Proposed Site and Location Plan P003 that they wish to use the access track approved in application 21/00586/FUL as the access to this development. As part of that application, the LHA deemed the access arrangements were in accordance with the Leicestershire Highway Design Guide and as such the LPA believe the arrangements to be satisfactory.

Highway Safety

Based on available records to the LHA, there has been one Personal Injury Collision recorded within 500m either side of the site access within the last five years. This was recorded as serious and occurred in June 2023 at the junction of Fenn Lanes with Stoke Road, involving a vehicle and a turning cyclist. While regrettable, the LHA consider the proposals are unlikely to exacerbate the existing situation.

Internal Layout

Class Q drawing number P010 Rev C provides details of the proposed car parking arrangements. As can be seen, two parking spaces are proposed for the three bed dwelling. This is in accordance with paragraph 3.151 of Part 3 of the Leicestershire Highway Design Guide (LHDG). The LHA therefore deem the Internal Layout for this development to be satisfactory.

The LHA advise that as to accord with Part 3, Paragraph 3.165 of the Leicestershire Highway Design Guide (LHDG) parking spaces should have minimum dimensions of 2.4 metres x 5.5 metres, with 0.5 metres added if bounded by a wall, fence, hedge, line of trees or other similar obstructions on one side, and one metre added if bounded on both sides.

Conditions

1. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with Class Q drawing number P010 Rev C. 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).

Date Received
8 November 2023

Case Officer
Oliver Rivera

Reviewer
BD

Date issued
15 November 2023