

**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: 23/01095/CONDIT

Highway Reference Number: 2023/1095/04/H/R1

Application Address: The Limes Shackerstone Road Congerstone Nuneaton Leicestershire CV13
6LX

Application Type: Variation of Condition (s73)

Description of Application:

Re-consultation. Variation of condition 2 and 4 of planning permission 21/00661/FUL. Amendment to allow for an additional access to serve plot 1.

GENERAL DETAILS

Planning Case Officer: Joseph Fleetwood HBBC

Applicant: Mr Hinds & 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) have been re-consulted on application 23/01095/CONDIT submitted in order to vary conditions 2 (Plans) and 4 (Site layout) attached to planning permission 21/00661/FUL.

21/00661/FUL granted permission for the construction of two detached dwellings and demolition of The Foresters Workshop.

The LHA previously objected to the variation of conditions 2 and 4 attached to 21/00661/FUL in observations provided to the Local Planning Authority (LPA) on 19 December 2023 for the reasons set out below:

- Demonstrate the correct quantum of off-street car parking in accordance with Paragraph 3.151 of Part 3 of the Leicestershire Highway Design Guide (LHDG) for plot 1, copy found at <https://resources.leicestershire.gov.uk/lhdg>
- Vehicle swept path analysis demonstrating on-site turning within plot 1.

Condition 2

'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:

In response to the LHA's comments, the Applicant has provided a revised plan titled 'Access Plan', drawing number CV01 Rev G. This demonstrates a revised courtyard width of approximately 5.5m, the LHA are now satisfied the proposals accord with Paragraph 3.151 of Part 3 of the LHDG in terms of quantum of off-street car parking levels.

Along with the courtyard widening, the Applicant has also extended the turning head to the northwest of the site as demonstrated on 'Access Plan', drawing number CV01 Rev G. The LHA are now satisfied that vehicles can access and egress the site in a forward gear in accordance with Figure DG13 of Part 3 of the LHDG.

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

Date Received
5 January 2024

Case Officer
Neal Chantrill

Reviewer
DH

Date issued
11 January 2024