

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: 22/0506/FUL

Highway Reference Number: 2022/0506/01/H/R1

Application Address: Green Acres Aston Lane Aston Flamville Leicestershire LE10 3AA

Application Type: Full

Description of Application:

Re-consultation. A detached double bay and cycle storage timber garage

GENERAL DETAILS

Planning Case Officer: Tom White

Applicant: Mr & Mrs S Jelfs

County Councillor: Cllr Maggie Wright

Parish: Aston Flamville

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).

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) have been re-consulted on application 22/0506/FUL which is for the erection of a detached double bay and cycle storage timber garage. The proposals are at Green Acres Aston Lane Aston Flamville Leicestershire LE10 3AA. The LHA previously responded to the application on 27 June 2022 and raised issues in relation to the access and layout being in accordance with previously approved schemes.

The Applicant has since provided further information including 'Parking Plan', published on 19 July 2022 to the Local Planning Authority (LPA) who are now satisfied that the access and layout accord with previously approved schemes.

There has been one previous relevant application at the site detailed below.

20/0473/FUL - A detached, double bay and cycle storage, timber garage. The LPA have confirmed that the LHA were not consulted on this application. The LPA granted permission for the proposals on 27 August 2020.

It should be noted there is a further application at the site under consideration by the LPA under 22/0105/VAR. This application seeks to vary condition 3 attached to 18/1521/FUL to increase the amount of nursery spaces available from 37 to 42.

Site Access

The Applicant is not proposing any amendments to the site access as part of this application.

Highway Safety

The LHA has checked its Personal Injury Collision (PIC) database and there have been no recorded PICs within 400m of the site access in either direction. Given the proposals in its own right would not lead to any intensification of trips to the site, the LHA do not consider the scheme would exacerbate the existing highway situation.

Internal Layout

The proposal differs very little to the previously approved scheme and the LHA note the location of the proposed double carport and enclosed cycle shed mirror the location as previously approved scheme under 20/0473/FUL.

The Applicant has confirmed to the LPA that the car port would be for personal use, therefore freeing up two further off street car parking spaces within the car park for customers, bringing the total to 18 off street car parking spaces.

Whilst the double carport as demonstrated on plan 'Proposed Carport', drawing number 4537 is not in accordance with paragraph 3.200 of part 3 of the Leicestershire Highway Design Guide (LHDG), and the doors to the front of the cycle shed open into one of the customer car parking spaces, it should be noted that this also mirrors the previously approved scheme under 20/0473/FUL. As such the LHA do not feel they could resist the application in the event of an appeal.

Given the above, the LHA would not seek to resist the proposals.

Date Received
8 July 2022

Case Officer
Neal Chantrill

Reviewer
VV

Date issued
10 August 2022