

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: 22/0570/FUL

Highway Reference Number: 2022/0570/01/H

Application Address: Holly House Farm Forest Road Huncote Leicestershire LE9 3LE

Application Type: Full

Description of Application:

Conversion of sheds to dog daycare facility and kennels and conversion of stables to boutique kennels

GENERAL DETAILS

Planning Case Officer: Charlene Hurd

Applicant: Julian Collier

County Councillor: Cllr Maggie Wright

Parish: Huncote

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 22/0570/FUL for the conversion of sheds to be used as a dog daycare facility and boarding kennels and the conversion of stables to form boutique kennels at Holly House Farm, Forest Road, Huncote.

The LHA understand that the Applicant requested pre-application advice in 2020 for a three phase development. Application 20/1333/FUL was approved 3 March 2021 for a dog day care, exercise area and grooming parlour.

Site Access

The Applicant proposes no changes to the existing access onto Forest Road which is an adopted 'C' classified road subject to a 60 mph speed limit. The access is approximately 10 metres south of and opposite the junction of Enderby Road which leads to the village of Thurlaston.

The access is approximately 11 metres wide at the point where it meets the public highway with an inward opening gate located 15 metres from the public highway. The LHA note that Condition 6 attached to 20/1333/FUL specified that the 170 metre driveway should be six metres in width to enable vehicles travelling in opposing directions to safely pass. The LHA observe that the works to widen the driveway have been undertaken.

The LHA are satisfied that the proposed visibility splays of 160 metres from a setback distance of 2.4 metres are sufficient. These splays are based on the results of speed survey undertaken south of the site access between 12 April 2021 and 20 April 2021 that recorded a northbound 85th percentile speed of 51.1 mph and a southbound 85th percentile speed of 50.9 mph.

The LHA are satisfied that the existing access is safe and suitable for the proposed development.

Trip Generation

The Applicant has submitted trip generation data for the current and proposed use of the site.

There are currently 12 livery clients which is reduce to eight with each visiting the site twice a day, once in the morning and once in the evening. The LHA assume that these trips will be undertaken outside of the AM and PM network peak hours.

The Applicant has advised that the development will require eight staff who do not reside at the site and these trips will be undertaken outside of the AM and PM network peak hours.

The submitted trip generation data shows that during the AM highway network peak hour there will be an increase four two-way trips and during the PM highway network peak hour there will be an increase of 16 two-way trips.

The LHA are satisfied that the proposed development does not represent an unacceptable intensification at the site access during the network AM and PM peak period.

The LHA note from the trip data that a lot of customers may arrive/ exit at a similar time. During the period between 07:00hrs and 07:30hrs it is proposed that 38 dogs will be dropped off and between 16:15hrs and 16:45hrs 28 dogs are proposed to be collected. The LHA acknowledge that the gate at the access allows for more than one vehicle to stand clear of the highway whilst the gate is operated however the LHA request that the Applicant ensures that vehicles do not back up on to Forest Road.

Highway Safety

There has been no reported Personal Injury Collisions within 500 metres in all directions of the site access in the previous five years. Therefore the LHA has no pre-existing highway safety concerns at this location.

Internal Layout

The Applicant proposes a parking provision of 22 parking spaces for dog care customers and 10 parking spaces for staff, with a separate parking area for livery customers. The trip generation data shows that there could be up to 20 dog day care customers that wish to park at the same time.

The LHA are satisfied that the proposed parking provision is suitable for the proposed development and that the wider site is large enough for more parking spaces to be provided if necessary. Therefore it is unlikely that the proposed development will lead to parking on the public highway.

The LHA confirm that the parking spaces shown in the 'Parking Plan' (submitted to the Local Planning Authority (LPA) 6 June 2022) accord with Part 3, Paragraph 3.165 of the Leicestershire Highway Design Guide.

Conditions

1. The development hereby permitted shall not become operational until such time as the parking and turning facilities have been implemented in accordance with the Parking Plan submitted to the LPA 6 June 2022. 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 (2021).

Date Received
13 July 2022

Case Officer
Simon Herbert

Reviewer
VV

Date issued
3 August 2022