

Construction of site access junction and balancing pond

Report Item No
A1

Land North Of Grange Road Hugglescote Leicestershire
LE67 2BS

Application Reference
18/01056/FUL

Grid Reference (E) 443170
Grid Reference (N) 312935

Date Registered:
11 June 2018

Consultation Expiry:
20 July 2018

Applicant:
Mr William Hodgson

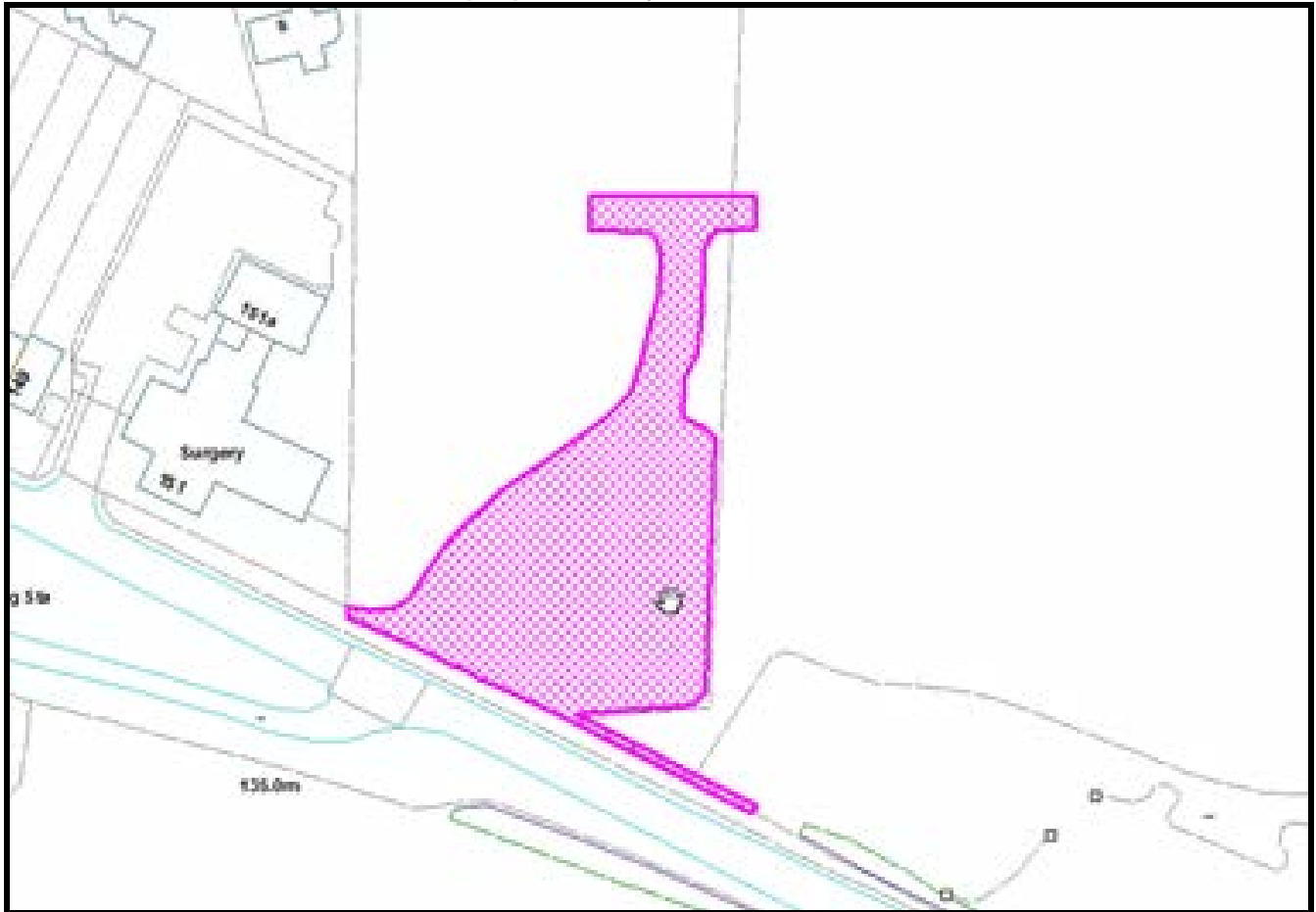
8 Week Date:
6 August 2018

Case Officer:
James Knightley

Extension of Time:
14 September 2018

Recommendation:
PERMIT

Site Location - Plan for indicative purposes only



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Executive Summary of Proposals and Recommendation

Call In

The application is called in to Planning Committee by Councillor Johnson on the basis of highway safety and the proposals not being in the public interest.

Proposal

This is an application for a proposed site access road served from Grange Road together with associated surface water drainage.

Consultations

Objections have been received from Hugglescote and Donington le Heath Parish Council in respect of the proposals; no objections have been received from the County Highway Authority or from other third parties. Issues raised by the Lead Local Flood Authority are at present unresolved (and as detailed below).

Planning Policy

The application site lies within Limits to Development as defined in the adopted Local Plan and is also identified as a site with planning permission for housing under Policy H1.

Conclusion

Following the provision of additional information, the County Highway Authority raises no objection to the proposed scheme on highway safety grounds. At the time of preparing this report, there were unresolved issues in respect of surface water drainage. Subject to these issues being resolved to the satisfaction of the LLFA, however, the scheme would be considered acceptable, and approval is recommended.

RECOMMENDATION:-

PERMIT, SUBJECT TO CONDITIONS

Members are advised that the above is a summary of the proposals and key issues contained in the main report below which provides full details of all consultation responses, planning policies and the Officer's assessment, and Members are advised that this summary should be read in conjunction with the detailed report.

MAIN REPORT

1. Proposals and Background

This is a full application for a proposed site access road served from Grange Road together with associated surface water drainage.

The application site forms part of a larger site with the benefit of outline planning permission for a mixed use development including a total of up to 2,700 dwellings (ref. 13/00956/OUTM). That planning permission reserved all matters (and including access) for subsequent approval (although indicated (illustratively) a vehicular access into part of the site in this general location, and a subsequently submitted Vehicular Access Strategy approved under the conditions attached to that outline planning permission has reiterated this intention).

The proposed access would take the form of a priority junction (with ghost island for vehicles waiting to turn into the site) serving a road of carriageway width 6.75m, and with a turning area at the northern end of the proposed access road (which would be of approximate total length 85 metres). The former hedgerow to the site frontage has previously been removed under hedgerow removal notice approval ref. 18/00463/HRN.

The application is referred to Planning Committee for a decision at the request of Councillor Johnson on the basis of highway safety and the proposals not being in the public interest.

2. Publicity

3 Neighbours have been notified.
Site Notice displayed 29 June 2018.

3. Summary of Consultations and Representations Received

Hugglescote and Donington le Heath Parish Council objects on the following grounds:

- No integrated solution to a number of busy junctions within a short stretch of one another along Grange Road (and including junctions / accesses serving the Taylor Wimpey site (land south of Grange Road), Wainwright Road, Davidsons scheme (north of Grange Road) and Hugglescote Surgery)
- Roundabout should be constructed
- Street lighting should be installed along the length of Grange Road
- 30mph limit should be imposed along the length of Grange Road
- Too much street furniture

Leicestershire County Council Ecologist has no comments

Leicestershire County Council Lead Local Flood Authority final comments awaited

Leicestershire County Council Highway Authority has no objections subject to conditions

Third Party Representations

None

4. Relevant Planning Policy

National Policies

National Planning Policy Framework 2018

The following sections of the National Planning Policy Framework (NPPF) are considered relevant to the determination of this application:

Paragraphs 8, 11 and 12 (Achieving sustainable development)

Paragraphs 47, 54 and 56 (Decision-making)

Paragraphs 109 and 110 (Promoting sustainable transport)

Paragraphs 124 and 127 (Achieving well-designed places)

Paragraph 165 (Meeting the challenge of climate change, flooding and coastal change)

Further advice is provided within the MHCLG's Planning Practice Guidance.

Adopted North West Leicestershire Local Plan (2017)

The application site lies within Limits to Development as defined in the adopted Local Plan and is also identified as a site with planning permission for housing under Policy H1. The following adopted Local Plan policies are considered relevant to the determination of this application:

Policy D1 - Design of new development

Policy IF4 - Transport infrastructure and new development

Policy Cc2 - Flood Risk

Policy Cc3 - Sustainable Drainage Systems

Other Policies

Good design for North West Leicestershire SPD

Leicestershire Highway Design Guide (Leicestershire County Council)

5. Assessment

Approach to Assessment

Whilst the application proposes a vehicular access essentially of the same form as that likely to be proposed as and when a reserved matters application is submitted for this section of the wider site the subject of the existing outline planning permission, the scheme to be considered under this application simply proposes the formation of a vehicular access (and, therefore, the potential level of use as may be proposed under any future reserved matters application would not be directly relevant to the determination of this application). Access was reserved for subsequent approval under the original outline planning permission and, if (in the event that this application were permitted and implemented) a reserved matters application(s) were submitted making use of the currently proposed access, the suitability of that access to serve the quantum of development proposed at that time would need to be considered as part of that reserved matters application(s).

Highway Safety

Insofar as the merits of the development the subject of this application is concerned, the County Highway Authority had initially raised concerns regarding the submission, advising that vehicle

tracking details and a Stage 1 Road Safety Audit (RSA) would be required; these details have now been submitted.

Following review of an additional plan setting out vehicle tracking, the County Highway Authority confirms that it is satisfied that the submitted details adequately demonstrate that manoeuvres can be safely performed (and including without conflict with the proposed central refuge).

Insofar as the submitted Stage 1 RSA is concerned, this identified a number of potential issues (and including a risk of sudden braking incidents where drivers were unsure where the access was, and in particular at night as the junction lies beyond the existing lit area). In response, the RSA recommends extension of street lighting along Grange Road so as to include the proposed junction, and this recommendation has been accepted by the applicant. Three other RSA recommendations (in respect of removal of verge vegetation, treatment of the vehicular crossover for the retained junction on the adjacent land, and siting of utility service covers) are also accepted. The County Highway Authority understands that these measures are proposed to be considered and included at the detailed design stage, and therefore raises no objections to the planning application subject to conditions. As such, the scheme is considered acceptable on highway safety grounds.

Whilst it is noted that Hugglescote and Donington le Heath Parish Council has raised concerns over various matters relating to highway safety along Grange Road, this application needs to be considered on its own merits; as set out above, the County Highway Authority is satisfied that the access proposed would be acceptable in highway safety terms.

Other Matters

The proposals include associated surface water drainage measures, and including a pond of approximate size 930sqm located adjacent to the Grange Road frontage. In response to the application as submitted, Leicestershire County Council (in its capacity as Lead Local Flood Authority (LLFA)) had requested the provision of additional calculations in respect of the proposed pond (and its relationship to a further off-site pond, not forming part of this application), together with additional information in respect of future management; at the time of preparing this report, the applicant's response had been provided to the LLFA, and the further response of the County Council awaited. The Local Planning Authority has also requested additional information in respect of gradients (so as to be able to assess more fully the visual impact / design implications of the proposed pond in accordance with the requirements of the Good design for North West Leicestershire SPD); this information is awaited.

At the present time, therefore, the surface water drainage aspects of the scheme have not been fully addressed. However, it would seem likely that these matters would be capable of being resolved satisfactorily and it is recommended that delegated authority be granted to officers to agree these details, subject to the LLFA and the design requirements of the District Council being satisfied.

Conclusions

Subject to the surface water drainage issues above being addressed, therefore, and subject to the imposition of appropriate conditions as summarised below, it is considered that the scheme is acceptable, and it is recommended that planning permission be granted.

RECOMMENDATION- PERMIT, subject to no objections being raised by the Lead Local Flood Authority, and subject to the following condition(s):

- 1 Time limit
- 2 Approved plans
- 3 Landscaping
- 4 No use of access until implemented in full
- 5 Visibility splays
- 6 Construction traffic management plan
- 7 Highways drainage
- 8 Turning facilities
- 9 Details of any balancing facility equipment (headwalls etc.)

Plus any other conditions as may be required by the Lead Local Flood Authority