

**DETAILS OF APPLICATION**

**Planning Ref No:** 2010/0353/06  
**CE/EN Ref:** M882  
**Application Address:** Old Dalby Wood House, Lawn Lane, Old Dalby  
**Parish:** Broughton and Old Dalby  
**Applicant:** Mrs Moyle Alexandra  
**District Planning Case Officer:** Denise Knipe  
**Brief Description of Development:** Change of use of stables to catering kitchen.

**OBSERVATIONS**

(a) On any Improvement lines: None  
 (b) On Access Arrangements:  
     **New vehicular access:** No      **New pedestrian access:** No  
     **Altered vehicular access:** No      **Altered pedestrian access:** No  
 (c) On effect on Rights of Way: No  
 (d) On any new road proposal: No  
 (e) On application in general:  
     Plotting sheet 9/78. Unadopted access road, off Classified C7302.  
     County Councillor: Mr J Orson (Asfordby)

**RECOMMENDATIONS**

**Reasons for Refusal**

The proposal could lead to an intensification of use of an existing vehicular access on to Lawn Lane, that has restricted visibility splays especially for vehicles turning right into the site. The access is only single width and therefore the proposal could lead to vehicles having to wait in the highway whilst other vehicles leave the site. The site is not situated in a sustainable location, and therefore will not encourage sustainable transport to and from the site. It is therefore considered that the proposed traffic likely to be generated by the proposal could lead to increased dangers for highway users to the detriment of highway safety.

**Note to Planning Officer**

The proposed use would be better located on an industrial estate or other such urban location and not in such a rural location.

<b>Date Received</b>	<b>Date Of Inspection</b>	<b>Inspector</b>	<b>Signed Off</b>
18/05/2010	28 May 2010	Duncan Clarke	2 June 2010