
DETAILS OF APPLICATION

Planning Ref No: 2010/0441/06
CE/EN Ref: PlanCon* + DD775 / HH406
Application Address: 40, Main Street, Hoby, Melton Mowbray, LE14 3DT
Parish: Hoby With Rotherby
Applicant: Mr G Harvey
District Planning Case Officer: Andrew Dudley
Brief Description of Development: Change of use from agricultural to B1 use.

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: Yes
(d) On any new road proposal: No
(e) On application in general: Footpath H54 - copy to Rights of Way Officer
 *Previous PlanCon refs: 2009/0243/06; 2008/0913/06; 2006/0841/06.
 Plotting sheet 16/28. Classified C6301. Highway boundary query on Geomap.
 Site includes part of Unclassified road.
 County Councillor : Mr J Orson (Asfordby)

RECOMMENDATIONS

Reasons for Refusal

The proposed development is likely to lead to the intensification in use of the existing vehicular access from Main Street and or Back Lane, neither of which is considered suitable to cater for any additional traffic. The existing vehicular access serving the farm from Main Street, lacks adequate width, radii, visibility splays including pedestrian visibility splays and forward visibility both for vehicles turning right into the access and for following vehicles approaching any vehicles waiting to turn right into the access. Back Lane is totally unsuitable in design, width and construction to cater for any additional traffic. It is therefore considered that the proposal is likely to increase dangers for highway users including pedestrians to the detriment of highway safety.

Notes to Planning Officer

The proposal appears to suggest that access will only be directly from Main Street and not Back Lane, however given the Back Lane is publicly maintained highway past the building I am not sure how this could be controlled, as the public highway cannot be blocked off.

Date Received	Date Of Inspection	Inspector	Signed Off
01/07/2010	16 July 2010	Duncan Clarke	16 July 2010