

# REVISED OBSERVATIONS



**Leicestershire  
County Council**

PLANNING APPLICATION CONSULTATION  
RESPONSE

Report of the Director of Environment and Transport  
to the Planning Authority relating only to the Highway  
aspects.

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## DETAILS OF APPLICATION

**Planning Ref No:** 2010/0460/06  
**CE/EN Ref:** Nil  
**Application Address:** Field 5629, Private Road From, A606 Nottingham  
Road, To Holwell Lane, Melton Mowbray  
**Parish:** Ab Kettleby Melton Mowbray  
**Applicant:** Mr J Tearne  
**District Planning Case Officer:** Robin Forrester  
**Brief Description of Development:** Change of use for storage of logs and creation of bund  
and track

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## OBSERVATIONS

**(a) On any Improvement lines:** None  
**(b) On Access Arrangements:**  
**New vehicular access:** Yes **New pedestrian access:** No  
**Altered vehicular access:** Yes **Altered pedestrian access:** No  
**(c) On effect on Rights of Way:** No  
**(d) On any new road proposal:** No  
**(e) On application in general:** County Councillor: Mr J Orson (Asfordby)  
Plotting sheet 10/75. Query highway boundary extent - site may not abut unclassified highway.

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## RECOMMENDATIONS

### Notes to Planning Officer

I refer to the letter dated 30 July 2010 that the applicant sent to your Authority, following my meeting with him early that day. I can confirm that the works that Mr Tearne has carried out to the access do represent a significant improvement on what was previously in place, and as such will reduce the amount of mud being brought onto the carriageway by vehicles either leaving the site, or vehicles using the access as a passing bay. If Mr Tearne is able to carry out works at the junction of the lane with Nottingham Road, this would improve the safety of this junction, although as this is not part of the application site and not in Mr Tearne's control, this is not something that can be conditioned or guaranteed. I understand from Mr Tearne that the number of movements his operation will generate would be quite low and less than would be generated had the land been used to keep livestock, and therefore in theory at least this could be seen to provide a highway safety gain. That said, I assume that controlling the number of vehicles movements by the proposed use would be difficult if not impossible by condition. I note that Mr Tearne is prepared to realign his front boundary to provide suitable visibility splays and also would be prepared to surface his access in a hard bound material if planning permission is to be granted, and therefore I have removed reference to this from my recommendation of refusal.

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## **REVISED OBSERVATIONS**

**Revised Highway Obs, 10/0460/6 Cont....**

### **Reasons for Refusal**

The proposal could lead to an undesirable increase in traffic using a country lane, that lacks adequate width and forward visibility splays, and especially at its junction with Nottingham Road lacks adequate width and visibility splays.

It is therefore considered that the proposed development is likely to increase dangers for highway users to the detriment of highway safety.

<b>Date Received</b>	<b>Date Of Inspection</b>	<b>Inspector</b>	<b>Signed Off</b>
09/07/2010		Duncan Clarke	9 August 2010