

Consultee Comments for Planning Application 2024/0587/PNB

Application Summary

Application Number: 2024/0587/PNB

Address: Barn Two To The North Of Holygate Road Ridlington Rutland

Proposal: Change of Use of an Agricultural Building to a Flexible Commercial Use (E/B8)

Case Officer: Darren Burbeary

Consultee Details

Name: Miss Rutland County Council Highways/LLFA

Address: Catmose House, Catmos Street, Oakham, Rutland LE15 6HP

Email: Not Available

On Behalf Of: Highways

Comments

21/06/2024

The LHA have reviewed the application and make the following comments :-

The site edged red includes parking and turning that has already been allocated towards and linked with the commercial use of the barn to the east under planning permission 2021/1056/FUL. The right of access to the barn under this application, 2024/0587/PNB was retained as part of application 2021/1056/FUL, however the parking and turning was not. This is referred to in condition 2 of that planning consent.

The proposal will result in a significant intensification of use of the building from agriculture to a flexible commercial use (Class E/B8). The proposed use is likely to attract all types and sizes of vehicles, including hgv's, which cannot be accommodated either within the site or on the surrounding road network, in particular Holygate Road and Top Road. Parking, turning and loading/unloading space would be required within the curtilage of the site for all anticipated vehicles, which is not available or achievable. The level of traffic from this intensification is also considered to be significant and unacceptable when considering the constraints of the surrounding highway network. Holygate Road and Top Road are inadequate in width for two vehicles to pass one another with very limited locations for smaller vehicles to pull in to allow another to pass. There are no locations where larger vehicles could fully pull over. This route already suffers from significant verge overrunning, which is evident along the entire route, due to the constrained width of carriageway. There are two single width blind corners between Holygate Road and Top Road near Church Lane, which could not be upgraded sufficiently to accommodate the level and types of traffic associated with this proposal.

Whilst it is noted this application is a prior approval, the proposal does result in an intensification of use, no allocated parking, turning, loading/unloading areas, and requires the use of significantly constrained carriageways, which are unsuitable for any additional traffic impact.

In summary, the LHA cannot support this application as the impact of the proposal is considered severe resulting in highway safety concerns. For this reason the LHA must raise objection to the proposal on the following grounds :-

Impact on Surrounding Road Network

Top Road and Holygate Road are considered unsuitable to take the additional type and amount of traffic likely to be generated by the proposal and as a consequence, the manoeuvring of such vehicles would have an adverse effect on the safety of users of the public highway.

Reason: This is contrary to Policy SP15 in the Adopted Rutland Local Plan Site Allocations & Policies DPD 2014, Design Guidelines for Rutland (SPD), The National Design Guide (2021) and Paragraph 116 of the National Planning Policy Framework (2023).

Lack of Parking, Turning, Loading/Unloading Areas

The proposed development would not provide adequate facilities within the curtilage of the site for parking of vehicles / turning of vehicles / loading and unloading of vehicles.

Reason: This is contrary to Policy SP15 in the Adopted Rutland Local Plan Site Allocations & Policies DPD 2014, Design Guidelines for Rutland (SPD), The National Design Guide (2021) and Paragraph 116 of the National Planning Policy Framework (2023).