

Appendix A: Consultation Replies Summary

LCC Highways

The Local Highway Authority Advice is that, in its view, the impacts of the development on highway safety would not be unacceptable, and when considered cumulatively with other developments, the impacts on the road network would not be severe. Based on the information provided, the development therefore does not conflict with paragraph 111 of the National Planning Policy Framework (2021).

Background

The Local Highway Authority (LHA) have been consulted on the proposed ground and first floor extension to the front and side of the property alongside amendments to the dropped kerbs at the front at 4 Hecadeck Lane, Nether Broughton.

The LHA are aware of Application 21/00290/FULHH for a similar scheme at the site for which approval appears to have been permitted on 4th July 2021 despite the LHA's request for further information.

Site Access

The existing site is noted to have two gated access locations believed to be used by vehicles; the first on Hecadeck Lane and a second on Parnham's Close.

Hecadeck Lane is an adopted, classified C road subject to a 30mph speed limit, with a one-way street running from Southwest to Northeast. Parnham's Close is an adopted, unclassified road subject to a 30mph speed limit.

Public Right of Way H8 runs the length of Parnham's Close along the footpath adjacent to the site. The LHA note that the access location at Parnham's Close does not provide dropped kerb provision and that highway verge is located between these access points and the respective carriageway.

Despite requests for further information, the original planning application (for vehicular access on to Hecadeck Lane), was granted by Melton Borough Council on 4th June 2021. Following planning approval, an application under S.184 was made to Leicestershire County Council on 15th April 2022, which was approved on 27th April 2022. The applicant chose a 3rd Party contractor to build their crossover, was issued a Permit on 13th June 2022, and works were completed on 27th June 2022 in accordance with the Leicestershire County Council original quotation.

The new planning application 22/00896/FULHH, retrospectively asks for an additional dropped kerb. As planning permission was previously approved, and as the finished construction is compliant with the S184 application, no further planning permission is required relating to the vehicle crossover on Hecadeck Lane serving No. 4 Hecadeck Lane.

The matter remains that this approval is in conflict with an approved S278 design for housing developer, Grace Homes, at the site located opposite 4 Hecadeck Lane. Part of the S278 approved design requires a new uncontrolled crossing point in the same location as the newly built vehicle crossover. On Thursday 10th November, LCC, Grace Homes (s278 applicant) and the owner for 4 Hecadeck Lane (s184 applicant) agreed an amended uncontrolled

crossing point which will require Grace Homes to submit a revised drawing in accordance with the image overleaf.