

Substantive response of the Local Highway Authority to a planning consultation received under The Development Management Order.



Response provided under the delegated authority of the Director of Environment & Transport.

APPLICATION DETAILS

Planning Application Number: 25/01035/FUL

Highway Reference Number: 2025/1035/04/H

Application Address: 1 New Street Barlestone Nuneaton Leicestershire CV13 0EA

Application Type: Full

Description of Application: Change of use of existing garage into cycle repair and second hand cycle sales business (retrospective)

GENERAL DETAILS

Planning Case Officer: Faizal Jasat

Applicant: Mrs Michelle Jackson

County Councillor: Mallory ED - Mark Bools CC

Parish: Barlestone

Road Classification: Unadopted / Private

Substantive Response provided in accordance with article 22(5) of The Town and Country Planning (Development Management Procedure) (England) Order 2015:

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 116 of the National Planning Policy Framework (2024).

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) is in receipt of a consultation from Hinckley & Bosworth Borough Council as the Local Planning Authority (LPA) for a full, retrospective application for the change of use of an existing garage into a cycle repair and second-hand cycle sales business. The site is located at 1 New Street, Barlestone.

The LHA has reviewed the following documents submitted by the Applicant in support of the proposals:

- Application Form;
- Location Plan; and
- Floor Plans.

Based on the submitted application form, the LHA understands the change of use was completed on 1st April 2025.

Site Access

The site is accessed off New Street, an unadopted, private road. No new or amended access points are intended as part of the proposals.

Highway Safety

Based on available records to the LHA, there have been no recorded Personal Injury Collisions within 500m either side of the junction of New Street with Newbold Road within the last five years.

Trip Generation

The proposed development is not of a scale where detailed trip generation analysis would be required by the LHA.

Internal Layout

Within the application form, the Applicant has stated two car parking spaces are currently available for the site and two would remain. The LHA assume this is in the form of on-street parking on New Street, given there does not appear to be any other parking provision within the site. No parking is provided for the cycle repair/ sales business.

The Applicant has not provided the internal floorspace of the area proposed for the change of use, however based on the description of the application this is to be the existing garage to the existing property only. The submitted floorplan also shows that there are no internal links to the residential property.

Based on Figure 29(c) of the LHDG, for a non food retail use, one car parking space per 16 square metres of floorspace would be required for the scale of development proposed. In the absence of a scale floorplan or any information on scale provided on the submitted application form, based on its own Ordinance Survey data, the LHA estimate the internal floorspace to be approximately 9 square metres. Therefore one parking space would be required for the site. Notwithstanding this, the LHA would not seek to resist the proposals in the absence of a single parking space. Furthermore, it may be that visitors to the business may park on the private road directly outside the premises.

Date Received **Case Officer**
24 November 2025 **Ben Dutton**

Reviewer
DH

Date issued
11 December 2025