

**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.

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**APPLICATION DETAILS**

Planning Application Number: 24/01122/P3CR

Highway Reference Number: 2024/1122/04/H/R1

Application Address: Osbaston House Farm Lount Road Osbaston Nuneaton Leicestershire CV13 0HR

Application Type: Change of Use

Description of Application: Re-consultation. Notification to determine if Prior Approval is required for the change of use of an existing agricultural barn into a fitness facility (Class E)

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**GENERAL DETAILS**

Planning Case Officer: Joseph Fleetwood HBBC

Applicant: Mr Will Oliver

County Councillor: Bertie Harrison-Rushton

Parish: Osbaston

Road Classification: Adopted Unclassified

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**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 does not consider that the application as submitted fully assesses the highway impact of the proposed development and further information is required as set out in this response. Without this information the Local Highway Authority is unable to provide final highway advice on this application.

**Advice to Local Planning Authority**

**Background**

The Local Highway Authority (LHA) has been re-consulted by the Local Planning Authority (LPA), Hinckley & Bosworth Borough Council (HBBC), on a planning application which seeks the:

*'Notification to determine if Prior Approval is required for the change of use of an existing agricultural barn into a fitness facility (Class E).'*

The proposals are at Osbaston House Farm, Lount Road, Osbaston, Leicestershire, CV13 0HR.

The LHA previously responded to the LPA on 8 January 2025 requesting further information, this included:

- Detailed access Drawings;
- Visibility splay drawings;
- Speed survey data to support application;

- Trip generation information; and
- Demonstrate off-street parking provision.

In response to the LHAs observations, the Applicant has provided the following:

- Email with further information dated 31 January 2025;
- Access drawing with visibility splays titled Access Details A1, drawing number IP/AHO/04; and
- Traffic / speed survey data.

Note – The LHA have included hyperlinks to relevant sections of the Leicestershire Highway Design Guide (LHDG) within this report. These are identified in bold, underlined and in blue text.

### **Site Access**

In response to the LHAs previous observations provided to the LPA, the Applicant has submitted drawing 'Access Details A1', drawing number IP/AHO/04. This demonstrates the access is in accordance with [Table 15](#) of the LHDG in terms of effective access width and control radii and is acceptable to the LHA.

The Applicant is proposing to use the existing access onto Lount Road which is an adopted, unclassified road subject to a 60mph speed limit. As such, the LHA requested vehicular visibility splay drawings given the likely intensification of use of the access. The LHA also requested that if visibility splays in accordance with [Table 6](#) of LHDG could not be achieved at the site access, a speed survey should be undertaken.

Given the above, the Applicant has provided a traffic / speed survey data which took place from 27 June 2023 until 3 July 2023 at the site access. This demonstrated 85th percentile speeds of 38mph westbound and 40mph eastbound at the site access. The LHA have reviewed the raw data and accept the findings.

The LHA have reviewed the vehicular visibility splays demonstrated on 'Access Details A1', drawing number IP/AHO/04. This indicates achievable vehicular visibility splays of 2.4m by 200m to the west of the access and 2.4m by 120m to the east. The LHA find this acceptable.

### **Trip Generation**

In relation to the trip generation information requested by the LHA, the Applicant has stated within an email to the LPA dated 31 January 2025 which states the following:

*'The gym would be for booked classes, rather than an "open" gym, so traffic would be minimal. Especially as we already have glamping, dog walking, storage and a working farm on site.'*

Unfortunately, this does not provide enough detail. As such, the LHA would refer the Applicant to the LHAs previous observations which stated:

- Operating hours;
- Would customers use the site via a booking system;
- Are numbers limited, if so, what is the maximum number of proposed customers on-site and how would this be enforced; and

- TRICS data for facilities of a similar size and location, or a 'First Principle' approach.

### **Internal Layout**

The number of users is not known for the proposed use, and this is still not acceptable to the LHA. As previously stated above, the Applicant should provide the maximum number of customers the facility can accommodate and provide a detailed, scaled drawing demonstrating adequate off-street parking at the site. This would ensure that the off-street parking could be conditioned for use in perpetuity.

It is also noted that the Applicant has not provided any information as to the gross internal floor area of the building the proposed change of use pertains to. This should be provided in order to help ascertain the amount of parking required at the site for the proposed use. The quantum of parking spaces should be provided in accordance within [Figure 29c](#) of the section titled Non-residential parking standards Class E contained within the LHDG.

The parking spaces should be in accordance with [Figure 44](#) found within the section titled 'Layouts for off-street parking areas' within the LHDG.

Finally, the LHA previously stated that the Applicant should ensure these proposals would not affect the parking already in situ for the other uses at the site. Given there are several other various businesses running concurrently at the site, the Applicant should demonstrate there is adequate space within the site to accommodate the maximum quantum of users within the site should these proposals be granted.

**Date Received**  
**3 February 2025**

**Case Officer**  
**Neal Chantrill**

**Reviewer**  
**BD**

**Date issued**  
**11 February 2025**