

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 Growth, Environment & Transport.

APPLICATION DETAILS

Planning Application Number: 25/00518/FUL

Highway Reference Number: 2025/0518/04/H/R3

Application Address: 9A Lawnwood Road Groby Leicester Leicestershire LE6 0BH

Application Type: Full

Description of Application: Re-consultation. Change of use of a residential flat (C3) to counselling/training rooms (E)(C)(ii) and use outbuildings as counselling rooms and reception area (retrospective)

GENERAL DETAILS

Planning Case Officer: Ashleigh Gade

Applicant: Mrs Alison Money

County Councillor: Groby & Ratby ED - Cllr Ozzy O'Shea

Parish: Groby

Road Classification: Adopted Unclassified

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

'Change of use of a residential flat (C3) to counselling/training rooms (E)(C)(ii) and use outbuildings as counselling rooms and reception area (retrospective).'

The proposals are at 9A Lawnwood Road, Groby, Leicestershire, LE6 0BH.

The LHA have provided several responses to the LPA on this application, latterly on 26 March 2026 requesting a parking management plan.

In response to the LHAs previous observations the Applicant has provided the following additional information:

- Parking and Visitor Management Plan (PVMP)

The Applicant has stated within the PVMP that:

'The business operates on an appointment-only basis with no general public access or walk-in customers.

We have 3x counselling rooms and 1 small group teaching/training room.

- *Mon am – only 2 counselling rooms in use / Mon pm – 3 counselling rooms in use (3 of our neighbouring businesses are closed on this day).*
- *Tues am – only 1 counselling room in use / Tues pm – 3 counselling rooms in use.*
- *Weds am – no rooms in use / Training session 2.30-5.30, only one other counselling room in use for part of this time.*
- *Thurs am – Training session 9.30-12.30pm, no other counselling rooms used / Tues pm – 2 counselling rooms in use.*
- *Fri am – only 1 counselling room in use / Fri pm – 2 counselling rooms in use*
- *Saturdays – none in use currently.'*

The Applicant has also stated that there would be a 15–20-minute cooling off period between appointments.

The LHA note these proposals are retrospective, the LHA have interrogated their records and can find no evidence of any issues with parking within the vicinity of the site.

The LHA accepts that the current level of activity would appear to be acceptable to the LHA, however, the LHA would request the LPA includes a suitability worded condition to limit the use of the proposals to the above level as per the submitted PVMP. This would give the LHA the ability to re-assess the parking situation at the site should there be an expansion of use of the facilities.

Date Received
1 July 2026

Case Officer
Neal Chantrill

Reviewer
DH

Date issued
22 July 2026