

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: 24/01122/P3CR

Highway Reference Number: 2024/1122/04/H/R4

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)

GENERAL DETAILS

Planning Case Officer: Ashleigh Gade

Applicant: Mr Will Oliver

County Councillor: Market Bosworth ED - Joshua Melen CC

Parish: Osbaston

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), subject to the conditions and/or planning obligations outlined in this report.

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 have responded to the LPA a number of times via either formal observations or emails in relation to this application.

Latterly the LHA emailed the LPA for clarification as to whether there would be a cooling off period between gym sessions to allow for the car park to clear in order to provided adequate car parking spaces for customers arriving for the next session.

In response to this request, the Applicant has provided additional information to the LPA listed below:

- Timetable of use.

Having reviewed the additional information, the Applicant has indicated there will be a 15-minute interval between all session. Having taken this and previous information into consideration, the LHA would not seek to resist the proposals subject to the following condition.

Conditions

1. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with Proposed Parking Plan drawing number OSBAST-PS25-1. Thereafter the onsite parking and turning provision shall be kept available for such use in perpetuity.

REASON: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally and to enable vehicles to enter and leave the site in a forward direction in the interests of highway safety and in accordance with the National Planning Policy Framework (2024).

Date Received
22 May 2025

Case Officer
Neal Chantrill

Reviewer
BD

Date issued
5 June 2025