

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: 25/00518/FUL

Highway Reference Number: 2025/0518/04/H/R2

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 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 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.

Proposals

This is a retrospective application for 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.

The LHA have reviewed the following documents as part of these observations:

- Application Form;
- Site Location Plan;
- Floor Plans; and
- Additional Information.

The LHA have been advised by the LPA that treatment rooms one to three as identified on the Floor Plans would be utilised as counselling rooms, treatment room four would then be used as a teaching / training room.

When quizzed by the LPA as to the number of customers on site at any one time, the Applicant has indicated within the additional information that:

‘This can vary but when a counselling room is in use (see calendar) there would be 1 counsellor, 1 client) If this is a child they may have a parent in the waiting room. This is normally only on a Monday, Tuesday, Thursday, Friday afternoon. The max people in the building when 2 counselling rooms are in use is 4 people (plus a possible parent) but on a Wednesday once my training starts, there would be 7 upstairs in the teaching room and possibly 2 people downstairs (1 counsellor / 1 client).’

However, there appears to be no restriction on this and the LHA have to consider this on a worst-case scenario. As such, in theory given the Applicant has stated that there could be eight attendees in the training room plus a tutor, and three customers in the treatment room, plus a counsellor, this could equate to 15 people being in the building at any one time, each utilising their own vehicle to travel to the site. There could also be additional customers waiting for either training or counselling services. It should be highlighted at this point that no off-street parking provision is associated with these proposals, and all visitors / staff would be required to park within the highway.

The LHA undertook two site visits to the area, Friday 13 March 2026 between 11:15hrs and 11:30hrs, and 25 March 2026 between 14:25hrs and 14:45hrs. Inconsiderate parking was witnessed during both site visits including parking across accesses, opposite accesses and vehicles partially blocking the footway in and around the location.

It is noted on the application form that the hours of operation would be from 08:30hrs until 18:00hrs Monday to Friday, and 08:30hrs to 13:00hrs on a Saturday. However, it is noted that the additional information provided by the Applicant states that the site already operates until 18:30hrs.

The LHA would request that Applicant provided a ‘Management Plan’ to help alleviate parking in and around the area, this could include cooling off periods where time is allowed between appointments to allow customers to leave before the next customers arrive etc.

Whilst not a consideration for the LHA, the LHA do have concerns that the proposed site operating hours could mean local residents being forced to park away from their dwellings, meaning inconsiderate parking as witnessed within the location of the site could be forced further afield.

Date Received
3 March 2026

Case Officer
Neal Chantrill

Reviewer
BD

Date issued
26 March 2026