

**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/R3

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**

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.

**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 several times requesting further information, this included:

- Number of classes (Trip rates);
- Adequate off-street parking spaces; and
- A scaled site plan indicating the parking layout to demonstrate compliance with Figure 29c of the LHDG Non-Residential Parking Standards - Class E.'

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

- Email with further information dated 27 February 2025.

The Applicant has stated within their email dated 27 February 2025 the following:

- Boot camp classes would be max 16 people for classes. Class is for 45 min;
- 6 people for PT sessions. Class is for 60 mins;
- There would be 1 Bootcamp a day and 4-5 PT sessions; and
- Other sessions would be 1:1. 1:1 would be twice a day max.

The proposals would lead to a maximum trip rate including staff would be 110 two-way trips a day (One arrival, one departure).

At any one time there could be a maximum number of 17 customers on-site, which is for a boot camp session. This would be 34 two-way trips to the site based on a worst-case scenario.

The current glamping guests would be encouraged to use the new fitness classes, so it may be that guests are already on site at times.

The Applicant has not addressed the issue of how the class change over times will be managed, i.e. will there be a delay between the end of one class and the start of the next class in order for the car park to clear. If not, the Applicant will need to ensure there is adequate car parking spaces provided to facilitate this.

Again, it does not appear that parking layout plan previously mentioned by the Applicant has been provided. When provided, it should ensure that there is adequate off-street parking for a worst-case scenario of customers at the site. Off-street parking spaces should be in accordance with [Figure 44](#) of the Leicestershire Highway Design Guide (LHDG) in terms of dimensions.

The LHA would also request a revised redline plan that includes access to the public highway and the area where the off-street parking would be located. This is to ensure that once provided, the off-street parking could be retained in perpetuity.

**Date Received**  
**27 February 2025**

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

**Reviewer**  
**BD**

**Date issued**  
**12 March 2025**