

Jane Steel

From: Alex Jelley
Sent: 14 February 2024 10:45
To: Planning Folder New
Subject: FW: 24/00019/FUL at Kyngs Golf And Country Club Station Road Market Bosworth - Highway comments

From: Victoria Vernon <Victoria.Vernon@leics.gov.uk>
Sent: 13 February 2024 14:58
To: Alex Jelley <Alex.Jelley@hinckley-bosworth.gov.uk>
Cc: Ben T Dutton <Ben.Dutton@leics.gov.uk>
Subject: RE: 24/00019/FUL at Kyngs Golf And Country Club Station Road Market Bosworth - Highway comments

Good Afternoon Louise,

Following our telephone conversation, I confirm that the Local Highway Authority (LHA) do not currently have sufficient information to be able to assess the highway impact of the proposed development.

Whilst I appreciate the additional information submitted by the applicant. Seeks to demonstrate there would be no intensification of use of the site. The LHA do not believe this to be the case as 20/01021/OUT, 21/00195/FUL and 21/010473/FUL were refused planning permission. Furthermore, I would not agree with the applicants assumptions that the number of bedrooms provided by various applications (for use classes C1 and C3) would directly correlate with the likely trip generation.

Notwithstanding the above, the LHA assess each application on its own merits. The LHA consider that this application seeks to provide a 50 bedroom hotel within the footprint approved for 6 holiday lodges, which could result in a substantive increase in trips when compared to the extant permission. Therefore, the further information requested within our previous observations dated 8 February 2024, should be provided in support of the proposed development.

Kind regards,

Victoria Vernon (She/They) **Transport Planner** Tel: 0116 305 1431 Email: victoria.vernon@leics.gov.uk

Please note that the contents of this email including any attachments are offered as my officer opinion and will not prejudice any future decision the Highway Authority may make in relation to this matter.



From: Alex Jelley <Alex.Jelley@hinckley-bosworth.gov.uk>
Sent: 13 February 2024 12:04
To: Victoria Vernon <Victoria.Vernon@leics.gov.uk>
Cc: Ben T Dutton <Ben.Dutton@leics.gov.uk>
Subject: FW: 24/00019/FUL at Kyngs Golf And Country Club Station Road Market Bosworth - Highway comments
Importance: High

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Hi Victoria,

Thank you for responding to the above planning application. I forwarded your comments to the applicant/agent in order to seek further information and they have responded with the attachment and email below.

I am happy to respond and say that the LHA still require the information requested in their most recent response but just wanted to check if this application is refused are you/LHA happy to defend this at appeal?

Regards

Alex Jelley BA MSC MRTPI
Development Services
Planning Consultant
Hinckley & Bosworth Borough Council

Email: alex.jelley@hinckley-bosworth.gov.uk
Phone: 07900924128

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby Rd, Hinckley, Leics LE10 0FR

From: george denny <cadebycourt@gmail.com>
Sent: 13 February 2024 09:01
To: Alex Jelley <Alex.Jelley@hinckley-bosworth.gov.uk>
Cc: Martinladd@btinternet.com
Subject: Re: 24/00019/FUL at Kyns Golf And Country Club Station Road Market Bosworth - Highway comments

Hello Alex

Thank you for forwarding the comments from the local highway authority.

Further to our initial site visit you and louise made where we mentioned the highway position given the extent to which LHA have been involved and confirmed No highway objection to every planning application since the first in 1992 refusal which was solely based on there was no provision for a 278 Ghost island turning right into the golf course site to cater for the anticipated traffic numbers and also the adjoining two fields which share the same access.

Highways themselves now confirm an acceptable number of 243 Bedrooms as acceptable from the access as is without triggering the extant 278 agreement. Where as our combined quantum for all 4 planning applications including 13 we already have is only 68 which is some 70% less than is deemed acceptable as is LHA figure

Based on their own assessment which is very carefully detailed, specific and clearly documented Martin and myself have extracted the confirmation from their own consistent No objection decisions (Please see attachment LHA assessments included in this email) and as so i find it unreasonable that highways now want to backtrack or request a further extension of time on what they themselves have confirmed in writing to be there detailed assessment on recent previous planning decisions as well as at appeal.

Thank you again for your time keeping me in the loop it is appreciated

Kind Rgds George

On Thu, 8 Feb 2024 at 14:35, Alex Jelley <Alex.Jelley@hinckley-bosworth.gov.uk> wrote:

Good afternoon,

Please find attached comments from the local highway authority in respect of the above application. They require further information. Please could you submit the details at your earliest convenience – I will need to re-consult with the LHA once I receive the information.

As requested in an email to you yesterday – please could we agree to an extension of time for this application and also applications 24/00026/FUL, 24/00027/FUL until the end of April 2024? Could you respond by return of email asap.

Regards

Alex Jelley BA MSC MRTPI

Development Services

Planning Consultant

Hinckley & Bosworth Borough Council

Email: alex.jelley@hinckley-bosworth.gov.uk

Phone: 07900924128

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby Rd, Hinckley, Leics LE10 0FR

From: highways@planning.leics.gov.uk <highways@planning.leics.gov.uk>

Sent: 08 February 2024 14:28

To: Alex Jelley <Alex.Jelley@hinckley-bosworth.gov.uk>; Planning Folder New <PlanningFolderNew@hinckley-bosworth.gov.uk>

Cc: bertie.harrison-rushton@leics.gov.uk

Subject: Response To Application Number 24/00019/FUL at Kyngs Golf And Country Club Station Road Market Bosworth Nuneaton Leicestershire CV13 ONP

Please find attached my representation in response to the above planning submission.

On behalf of
Leicestershire County Council
County Hall
Glenfield
Leicestershire
LE3 8RJ

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