

Jane Steel

From: Joe Fleetwood
Sent: 27 February 2025 08:46
To: Planning Folder New
Subject: FW: 24/01122/P3CR - Osbaston House Farm, Lount Road, Osbaston

From: William Oliver <
Sent: 27 February 2025 08:44
To: Joe Fleetwood <Joe.Fleetwood@hinckley-bosworth.gov.uk>
Subject: Re: 24/01122/P3CR - Osbaston House Farm, Lount Road, Osbaston

Hey

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. Other sessions would be 1:1. 1:1 would be twice a day max.

So a maximum cars entering/leaving the site per day including staff would be 55. But at one time maximum would be 17. Which is for a boot camp session.

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.

Gross internal floor space is 2500 sq ft.

Thanks

Let me know if you require more information.

Will Oliver

On Feb 27, 2025 at 8:14 AM, <[Joe.Fleetwood](mailto:Joe.Fleetwood@hinckley-bosworth.gov.uk)> wrote:

Good morning Will,

I hope you are well.

24/01122/P3CR - Osbaston House Farm, Lount Road, Osbaston

I have attached the latest copy of the Highways comments, which unfortunately, still require further information. Please could the requested information be provided, and could a further extension of time for the application be agreed for the date of 30th March 2025, allowing for further information to be submitted by yourself and a consultation with Highways to be conducted. Please confirm the agreement of this via email.

Kind regards,

Joe Fleetwood

Planning Officer

(Development Management)

Tel: 01455 255605

Email: joe.fleetwood@hinckley-bosworth.gov.uk

Web: www.hinckley-bosworth.gov.uk

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From: William Oliver <

Sent: 13 February 2025 22:39

To: Joe Fleetwood <Joe.Fleetwood@hinckley-bosworth.gov.uk>

Subject: Re: 24/01122/P3CR - Osbaston House Farm, Lount Road, Osbaston

Dear Mr. Fleetwood,

Following your request for further information regarding the proposed fitness facility at Osbaston House Farm, please find below our detailed response addressing trip generation, operating hours, capacity, parking provision, and site layout.

Operating Hours and Class Structure

The fitness facility will operate on a pre-booked class-only basis, with no open gym access.

Operating hours: 06:00 - 20:00. Six days a week

There will be low activity during the middle of the day, with peak periods in the morning and early evening.

Customer Numbers and Trip Generation

Each fitness class will have a maximum of six participants, ensuring limited vehicle movements at any given time.

A maximum of two instructors may be present on-site at any time.

Based on this model, vehicle movements will be minimal, with an expected maximum of 6-8 trips per class (arrivals and departures included). Plus there are cases when people car share, couples/friends etc

Parking Provision and Site Layout

A designated off-street parking area will be allocated for the gym.

The site has ample space to accommodate all expected users without impacting existing parking provision for other site activities (glamping, dog walking, storage, and farm operations).

A scaled site plan indicating the parking layout will be provided to demonstrate compliance with Figure 29c of the LHDG Non-Residential Parking Standards - Class E.

Parking spaces will meet Figure 44 of the LHDG Off-Street Parking Layouts for safe and efficient use.

Gross Internal Floor Area

The total internal floor area of the proposed fitness facility is 210 square metres.

Conclusion

The proposed change of use will result in minimal additional traffic generation, and the class-based structure ensures a controlled and predictable number of users. The site has sufficient off-street parking. We trust this additional information satisfies the requirements of the Local Highway Authority.

It is also worth mentioning this would enhance the existing glamping facility

Please see plan with gym area marked in blue and labelled 210m² and the parking area in red.

Please let us know if any further details are required.

Best regards,

Will Oliver
Osbaston House Farm

Will Oliver

On Jan 31, 2025 at 2:05 PM, <[Joe Fleetwood](#)> wrote:

Good afternoon Will,

Thank you for sending this over, I will request our admin team re-consults LCC Highways on this application – whilst we await the response please can we agree to extend the determination of the application for the 28th February 2025. Please let me know if this is acceptable via email.

Kind regards,

Joe Fleetwood

Planning Officer

(Development Management)

Tel: 01455 255605

Email: joe.fleetwood@hinckley-bosworth.gov.uk

Web: www.hinckley-bosworth.gov.uk

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From: William Oliver <>
Sent: 31 January 2025 14:03

To: Joe Fleetwood <Joe.Fleetwood@hinckley-bosworth.gov.uk>

Subject: Fwd: 24/01122/P3CR - Osbaston House Farm, Lount Road, Osbaston

Hi Joe,

The gym would be for booked classes, rather than an “open” gym, so traffic would be minimal. Especially as we already have glamping, dog walking, storage and a working farm on site.

Please see reports attached.

Hope this helps.

Thanks

Will Oliver

From: Joe Fleetwood <joe.fleetwood@hinckley-bosworth.gov.uk>

Date: Jan 31, 2025 at 10:21 AM

To: Wajoliver <

Subject: 24/01122/P3CR - Osbaston House Farm, Lount Road, Osbaston

Good morning Mr Will Oliver,

I hope you are well.

24/01122/P3CR - Osbaston House Farm, Lount Road, Osbaston

I am emailing regarding the above mentioned application.

Following our consultation period we are currently in receipt of two comments which request further information prior to determining the application. I have outlined the additional information requested below:

LCC Highways:

I have attached a copy of the Highways comments on the application, can the information requested within their holding objection be submitted in due course.

HBBC Environmental Health:

The comments received from HBBC Environmental Health states, “The application form states that “The building will not have any noise impact on the area, but insulation will be provided, to ensure any noise will be mitigated.” I recommend a Noise Impact Assessment is carried out to predict future noise levels and provide recommendations for any noise control/mitigation required. I recommend the following condition: Noise Attenuation a) Development shall not begin until a scheme for protecting nearby dwellings from noise from the proposed development has been submitted to and approved by the Local Planning Authority b) All works which form part of the scheme shall be completed before the

permitted development first comes into use". Whilst this can be conditioned, as the above Highways information is required prior to the determination, this may be something which could also be submitted at this stage.

As the application determination date is due next week – would you agree an initial extension of time agreement for the date of **28th February 2025** to allow for the above information to be provided – please confirm this initial extension by way of email. Without the above information the application would ultimately be recommended for refusal.

I look forward to hearing from you in due course.

Kind regards,

Joe Fleetwood

Planning Officer
(Development Management)

Tel: 01455 255605

Email: joe.fleetwood@hinckley-bosworth.gov.uk

Web: www.hinckley-bosworth.gov.uk

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<LCC Highways Comments -

P3CR.pdf><image001.jpg><image002.png><image003.jpg><image004.png><image005.png>

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