

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/R2

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: Joseph Fleetwood HBBC

Applicant: Mr Will Oliver

County Councillor: Bertie Harrison-Rushton

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 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 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 previously responded to the LPA on 8 January 2025 and 11 February 2025 requesting further information, this included:

- Trip generation information;
- Maximum customers; and
- Gross internal floor space.

In response to the LHAs observations provided to the LPA on 11 February 2025 the Applicant has provided the following:

- Photo of the site indicating the area and floor space; and
- Email from Applicant with further information dated 13 February 2025.

The LHA welcomes the information provided, however, whilst the maximum number of class users and staff has been provided, along with the opening hours of 06:00 till 20:00 six days a week, the LHA requests the number of classes proposed during these times. This information will allow the LHA to calculate the number of trips to the site in total.

The Applicant should also provide information as to 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 in facilitate this.

Finally, the email from the Applicant with further information dated 13 February 2025 states:

‘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.’

It does not appear that this parking layout plan has been provided yet. Once provided along with the above information, the LHA will be in a position to provide further comments.

Date Received	Case Officer	Reviewer	Date issued
17 February 2025	Neal Chantrill	BD	26 February 2025