

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: 25/00978/FUL

Highway Reference Number: 2025/0978/04/H

Application Address: 329A Station Road Bagworth Leicester Leicestershire LE67 1BN

Application Type: Full

Description of Application: Change of use from shop (Class E) to restaurant (Class E) with hot food takeaway (Sui Generis) and associated works

GENERAL DETAILS

Planning Case Officer: Alex Jelley

Applicant: Mr Ram Odera

County Councillor: Markfield, Desford & Thornton ED - Charles Whitford CC

Parish: Bagworth & Thornton

Road Classification: Class C

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 Advice is that, in its view, the impacts of the development on highway safety would not be unacceptable, and when considered cumulatively with other developments, the impacts on the road network would not be severe. Based on the information provided, the development therefore does not conflict with paragraph 116 of the National Planning Policy Framework (2024).

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 from shop (Class E) to restaurant (Class E) with hot food takeaway (Sui Generis) and associated works.'

The proposals are at 329A Station Road, Bagworth, Leicestershire, LE67 1BN.

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.

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

- Application Form;
- Site Location and Block Plan; and
- Proposed GA Plans, drawing number 2405/01/300.

Proposals

The site is situated on the western extent of Station Road, approximately 75m to the northwest of a roundabout where Station Road meets Jackson Road.

The proposals seek to change the use the use class from a takeaway to restaurant (Class E) with hot food takeaway (Sui Generis).

The 'Application Form' states the following in relation to off-street parking:

- Car – 10 parking spaces;
- Light goods vehicles / public carrier vehicles – 2 parking spaces;
- Motorcycles – 5 parking spaces; and
- Accessibility spaces – 2 parking spaces.

However, these spaces do not appear to be allocated spaces for sole use of the proposed development.

The LHA notes that parking requirements for this type of proposal can be found in [Table 29\(c\)](#) of the LHDG. This states one customer space per 4sqm public area plus one staff space per 10 tables or per 40sqm.

Based upon approximate public 'Gross Internal Floor (GIF)' area of 45sqms (excluding toilet blocks, reception/ staff areas, storerooms etc), and that the Applicant has stated within the 'Application Form' that there would be two full-time staff, the LHA would normally request 12 off-street parking spaces.

Whilst there are no allocated off-street parking spaces, there is an 18 spaces shared car park. It is also noted there is a layby to the front of the site of approximately 33m in length, which is adequate for a further five off-street parking spaces.

Taking the above into consideration, along with the fact the extant use as a takeaway is afforded unrestricted parking, the LHA would find these proposals difficult to resist at an appeal.

Taking the above into consideration, the LHA would not seek to resist the proposals in these site-specific circumstances.

Date Received
16 October 2025

Case Officer
Neal Chantrill

Reviewer
BD

Date issued
5 November 2025