

Tiffany MacDonald

Subject: FW: 24/01122/P3CR - Osbaston House Farm, Lount Road, Osbaston
Attachments: ViewDocument-11.pdf; ViewDocument-10.pdf; ViewDocument-9.pdf

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

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

Hinckley Hub, Rugby Road, Hinckley, Leicestershire, LE10 0FR

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<LCC Highways Comments -

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