

170 Lutterworth Road — Busy Bees Nurseries Ltd

Blaby District Council



Source: Busy Bees

Planning Potential secured variation and condition discharge approvals for the expansion of a Busy Bees nursery in Blaby.

Busy Bees sought to expand its long-established nursery at 170 Lutterworth Road to meet increasing local demand for early years childcare. Operating under historic permissions that restricted capacity and use of external areas, the nursery required revised planning controls to support its long-term operation.

Planning Potential prepared and submitted a variation application to amend existing conditions, enabling an increase in capacity from 60 to 84 children and staffing from 16 to 17. To address parking impacts, Busy Bees secured off-site staff parking through an agreement with Leicester Lions Rugby Club, avoiding additional pressure on surrounding residential streets. A Transport Statement confirmed there would be no adverse impact on the local highway network.

Following approval, Planning Potential coordinated the discharge of condition 6 through the submission of an Outdoor Play Management Plan. The plan set out clear measures to manage outdoor play and minimise noise, including a limit of 50 children outside at any one time. Environmental Services confirmed the proposals would not result in increased noise impacts, allowing the condition to be discharged without delay.

Through careful coordination of supporting information and constructive engagement with Blaby District Council, Planning Potential secured the approvals needed to deliver a sustainable expansion of the nursery, supporting increased childcare provision while safeguarding neighbouring amenity.

Summary of achievements

- Preparation and submission of the variation application to update outdated operational restrictions
- Planning justification supporting a significant increase in nursery capacity
- Coordination of transport and operational information, including securing off site staff parking

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- Preparation and successful discharge of the Outdoor Play Management Plan
- Positive engagement with Council officers that enabled timely approvals