



G R MERCHANT LTD
ARCHITECTURAL & PLANNING CONSULTANTS

4 Wrights Mews
12A Park Road, Holbeach
Spalding, Lincolnshire. PE12 7EE
Telephone: 01406 490800
E-Mail: office@grmerchantltd.com
Web: www.grmerchantltd.com

Ref: 4313-24

**CHANGE OF USE OF THE FORMER STATION YARD TO COACH PARKING & MAINTENANCE
AT STATION YARD
STATION ROAD
GEDNEY
SPALDING
LINCS
PE12 0DD**

FOR

GDS TRAVEL 2016 LTD (TRADING AS GDS TRAVEL)



PLANNING, DESIGN & ACCESS STATEMENT

VAT No: 552 6200 69
Registered in England No: 05667107

Registered Address: Bank House, Broad Street, Spalding. PE11 1TB

**CHANGE OF USE OF THE FORMER STATION YARD TO COACH PARKING & MAINTENANCE
AT STATION YARD
STATION ROAD
GEDNEY
SPALDING
LINCS
PE12 0DD**

This application is to acquire Town and Country Planning Permission for change of use of the former Station Yard to Coach parking and maintenance for the benefit of GDS Travel 2016 Ltd.

This site was formally a Goods Yard which closed in 1959 along with the Station and became derelict. In March 2017 Planning Permission was granted for a storage compound, storage building and offices for a construction business. In June 2022 GCM Plant Hire submitted another application to deal with the outstanding works.

To East of the site is Breedon Concrete Yard which has been operation many years and share the access with this site. Breedon have 24-hour access onto their site.

GDS Travel is a growing business serving local schools and community groups across the area. They currently have a small main office and workshop along Wisbech Road, Long Sutton however have now outgrown the site making it impractical on a day to day basis. They currently rent a temporary parking yard along Bridge Road, Long Sutton which they have also outgrown.

They have purchased this site to provide a permanent area to consolidate their operations and storage to enable the business to continue trading.

The following section of this statement is as suggested by the "Commission for Architecture and the Built Environment" (CABE):-

USE

The current use of the yard is a storage compound, workshop and offices for a plant hire company. The daily use of the site will not change and there will be no external changes to the site or buildings. There is an active Heavy Goods Vehicle Operators Licence currently in place by the resident business.

AMOUNT

The existing site area, offices, workshop will not be altered by the change of use.

LAYOUT

The existing, access and buildings will not be changed however a site plan is submitted with this application showing the driver and coach parking required.

HOURS OF OPERATION & STAFF

GDS 2016 Ltd (GDS Travel) is a school bus operator, and the main core of the business is during school terms however a lower volume of work is still conducted outside of school terms. This requires the site to be mainly open from 6am- 7pm with the workshop open for the same duration along with the offices. GDS currently employ 12 drivers with 3 workshop staff and 3 office staff. GDS currently own and operate 15 coaches from the Long Sutton depot with all maintenance completed at the Long Sutton depot, however within this application we are applying for 20 coach parking spaces for further business expansion. There may be occasions where a bus is brought back later than 7pm due to delays on the roads or the occasional trip that requires the bus into the night (for example evening shows in London), however this will still be in accordance with the 24-hour access required from the adjoining site (Breedon Concrete).

ACCESS

The existing access off Station Road will remain. No changes will take place, there is good visibility for access and egress from the site. There is enough room on site for manoeuvring of buses.

FLOOD RISK

The site is located in Flood Zone 3 and a Flood Risk Assessment is submitted with the application. There will be no building or alterations required for this change of use.

CONCLUSION

The proposed change of use will have no more effect than the current business that operates on site or Breedon that has approved 365/24 access through the site and is situated to the East of the yard. This change of use for GDS Travel will enable them to consolidate their business in one area to allow them to continue to provide a service for their customers whilst relieving the pressure on the current premises and surrounding areas.

G R Merchant Ltd
November 2024.