



Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	
Suffix	
Property Name	
Address Line 1	Pinchbeck Industrial Estate
Address Line 2	Wardentree Park
Address Line 3	
Town/city	Spalding
Postcode	PE11 3UG

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
525511	325426

Description

Land off the northeast end of Wardentree Park.

Applicant Details

Name/Company

Title

Mr

First name

Thomas

Surname

Sims

Company Name

Stagecoach Services Ltd

Address

Address line 1

One Stockport Exchange

Address line 2

20 Railway Road

Address line 3

Town/City

Stockport

County

Greater Manchester

Country

United Kingdom

Postcode

SK1 3SW

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Robert

Surname

French

Company Name

Vincent Stuart Architecture

Address

Address line 1

45a Cleasby Road

Address line 2

Menston

Address line 3

Town/City

Menston, Ilkley

County

Country

United Kingdom

Postcode

LS29 6HZ

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Construction of a new concrete slab for a fuel tank, storage containers and walk around bus wash, new office cabins, cycle shed, car, mini bus, double decker parking spaces and ancillary works - Retrospective

Reference number

H14-0635-24

Date of decision (date must be pre-application submission)

15/10/2024

Please state the condition number(s) to which this application relates

Condition number(s)

Condition No.5 - No more than 35 buses may operate from the site at any one time.

Has the development already started?

☒ Yes

☐ No

If Yes, please state when the development was started (date must be pre-application submission)

01/07/2024

Has the development been completed?

☐ Yes

☒ No

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

Stagecoach require the ability to expand to offer additional transport services to the local community and beyond and therefore restricting them to 35no. buses on-site restricts their business and transport services they can offer to the local community. The site is capable of parking up to 50no. buses on site as shown on dwg Ref: 024009-VSA-XX-XX-DR-A-22001L-SD - Pp Site Layout provided as part of this application. These buses will only be parked there overnight and Buses generally leave the depot early in the morning and return later in the evening. Outside peak travel. Below are listed timeslots for Stagecoach vehicles during the day:

0400-0459 1no.
0500-0559 2 no.
0600-0659 5 no.
0700-0759 6 no.
0800-0859 6 no.

Then 2 departures per hour until

1700-1759 6 no.
1800-1859 6 no.
1900-1959 1 no.
2000-2059 3 no.
2100-2159 3 no.

Any additional services Stagecoach win would leave and return at similar times to those times above.

The very nature that we are running buses, is that Stagecoach are taking cars off the road (a double decker can take up to 75 cars of the road). The more Stagecoach are successful, the less congestion on the road network they will have.

Stagecoach are situated next to FreshLinc, which is a 24hrs trucking/logistic company, and therefore Stagecoach are a minor operator in terms of significance compared to a number of these operators in the area.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

Please can the condition be varied to:

- No more than 50 buses may operate from the site at any one time.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Planning Condition No.5 - H14-0635-24

Date (must be pre-application submission)

15/10/2024

Details of the pre-application advice received

Discussed the condition via phone and agreed to submit a drawing indicating the increase in number of bus parking spaces to illustrate they can fit and then submit the application for consideration.

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☐ Yes
☒ No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- ☒ Yes
☐ No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- ☒ I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
☐ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Freshlinc Limited

Number:

Suffix:

Address line 1:

Wardentree Park

Address Line 2:

Pinchbeck

Town/City:

Spalding

Postcode:

PE11 3ZN

Date notice served (DD/MM/YYYY):

01/04/2024

Person Family Name:

Person Role

☐ The Applicant

☒ The Agent

Title

Mr

First Name

Robert

Surname

French

Declaration Date

13/11/2024

☒ Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Robert French

Date

13/11/2024