



**Hinckley & Bosworth
Borough Council**

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Hinckley Hub
Rugby Road
Hinckley
Leics
LE10 0FR

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	Midland Distribution Centre, Unit 2
Address Line 1	Markfield Road
Address Line 2	Groby Town
Address Line 3	Leicestershire
Town/city	Groby
Postcode	LE6 0FS

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

Easting (x)	Northing (y)
451584	307786

Description

Applicant Details

Name/Company

Title

Mr

First name

Thomas Alan

Surname

Crossley

Company Name

ATC Design & Build Ltd

Address

Address line 1

Drayton Lodge, Lower Drayton

Address line 2

Lower Drayton

Address line 3

Brimfield

Town/City

Brimfield, Ludlow

County

Shropshire

Country

United Kingdom

Postcode

SY8 4NX

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Alan

Surname

Crossley

Company Name

ATC Design & Build Ltd

Address

Address line 1

Drayton Lodge, Lower Drayton

Address line 2

Lower Drayton

Address line 3

Brimfield

Town/City

Brimfield, Ludlow

County

Country

GB

Postcode

SY84NX

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

Demolition of existing buildings, refurbishment of an existing building and erection of workshop buildings (Use Class B2) with ancillary offices and welfare floorspace, parking together and new access
Unit 2 Midland Distribution Centre Markfield Road Groby Leicester

Reference number

20/01284/FUL

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

13/12/2023

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

Condition number(s)

2

Has the development already started?

☒ Yes

☐ No

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

20/03/2026

Has the development been completed?

☐ Yes

☒ No

Condition(s) - Variation/Removal

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

Due to the much reported problems following the original planning application, the progress of the original application was consistently delayed. Staff changes and shortage of officers etc at the Planning Department etc. Eventually, after approximately three years, Planning Consent was granted. However, at that point, Westermans International Limited decided that they did not then wish to move to a new building and would prefer to remain where they were, but with an extension. Hence the application subsequently submitted for an extension to their existing building. It was then decided that Keltruck Ltd would occupy the new building for which a planning consent had been granted. In order to maintain the total segregation of HGV and Cars, and to facilitate the revised traffic flow, the new building for Keltruck would be repositioned on the site further away from the Public Footpath. This was discussed with the Planning Officer at the time and no objections were raised. We now understand that this variation had not been recoded and therefore wish to remedy that with this application to vary a Condition. Namely; to revise the internal road layout, the access and parking arrangement to each building, and the actual positioning of the Keltruck building on the site

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

Please refer to the revised Block Plan Drawing Number ATC 1140.04(c). This shows the revised position of the new building for Keltruck Limited. Please note that the footprint remains the same as the permitted plan when Westermans were intending to take occupation. The revisions to the access and parking arrangements are shown and these maintain the segregation of HGV and Cars as was originally intended

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

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?
E.g. All the land is owned by a single individual

- ☒ Yes
☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ Yes
☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

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

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- ☐ The Applicant
☒ The Agent

Title

Mr

First Name

Alan

Surname

Crossley

Declaration Date

30/08/2026

☒ 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

Alan Crossley

Date

16/08/2026

