Dixon Dawson Chartered Architects
28 Kenwood Park Road
Sheffield
South Yorkshire
S7 1NF

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE
Admin 01775 764725
DC Officers 01775 764703

planningadvice@sholland.gov.uk
www.sholland.gov.uk

TOWN AND COUNTRY PLANNING ACT 1990

FULL

Reference: H14-1002-25 **Date of Decision:** 14th January 2026

Applicant: Venture Business Space Limited
Monocle Studio 140
184 Ferensway
Kingston Upon Hull
East Yorkshire
HU1 3UT

Location: The Bell Inn 33 Church Street Pinchbeck Spalding

Description: Proposed change of use of ex-Bell public house to fall within Use Class E including part demolition, single storey rear extension and external works including hard and soft landscaping, external lighting and plant compound

South Holland District Council, in pursuance of the provisions of the Town and Country Planning Act 1990 (as amended), hereby give notice that permission has been REFUSED (or equivalent) for the development referred to above, for the following reason(s):

1 The proposed development is for a convenience retail unit with a net sales floor area of 225sqm, exceeding the 100sqm limit for new local shops under Policy 27(c) of the South East Lincolnshire Local Plan (2019). The applicant has not demonstrated a clear qualitative need to remedy a geographical deficiency in the distribution of convenience goods, nor that a larger unit is justified.

As such, the proposal would result in an over-provision of convenience retail outside the designated centre hierarchy, contrary to the aims of Policy 27(c) to support sustainable retail distribution and maintain the vitality of existing local centres. The proposal is therefore inconsistent with Policy 27(c) of the South East Lincolnshire Local Plan 2019 and the National Planning Policy Framework (December 2024).

2 The proposed development fails to comply with the sequential approach to main town

centre uses as required by Policy 24 of the South East Lincolnshire Local Plan (2019) and Paragraph 91 of the National Planning Policy Framework (December 2024).

The submitted sequential assessment does not demonstrate sufficient flexibility in scale, format, or layout to accommodate the proposed convenience store within Spalding Town Centre, including smaller units or multi-level premises. The application site is located outside the established neighbourhood centre of Knight Street, which already provides accessible convenience retail provision. The proposal would introduce an additional out-of-centre retail unit without demonstrating a clear qualitative need to remedy a deficiency in local convenience goods provision, thereby undermining the sustainable distribution of retail and the vitality and viability of existing centres, both formal and informal.

The proposal is therefore contrary to South East Lincolnshire Local Plan (2019) policies 1, 24 and 27 and paragraph 91 of the National Planning Policy Framework (December 2024).

3 The proposed development fails to provide adequate vehicle parking, safe access, or traffic management in accordance with the South East Lincolnshire Local Plan (2019) Policies 36 and Appendix 6, the Lincolnshire Development Roads and SuDS Design Guide, and the National Planning Policy Framework (December 2024). The submitted Transport Statement underestimates parking demand by relying on net rather than gross floorspace, does not sufficiently justify the shortfall, and does not consider staff versus customer use. Visibility from the site access is not demonstrated to be acceptable. The Local Planning Authority is not satisfied that the development would avoid harm to existing or future users of the highway safety.

The proposal is therefore contrary to policies 2, 3 and 36 of the South East Lincolnshire Local Plan 2019 as well as appendix 6, parking.

Notes:

The Local Planning Authority has acted positively and proactively in determining this application by assessing it against all material considerations, including national guidance, planning policies and representations that have been received during the public consultation exercise. Furthermore, matters of concern with the application have been identified and discussed with the Applicant. However, the issues are so fundamental to the proposal that it has not been possible to negotiate a satisfactory solution and due to the harm, which has been clearly identified within the reason(s) for the refusal, approval has not been possible.

This decision notice, the relevant accompanying report and the determined plans can be viewed online at http://planning.sholland.gov.uk/OcellaWeb/planningSearch

The determined plans are:

30340-GGP-XX-XX-DR-C-9002 Rev P01 - Proposed Impermeable Area Plan
30340-GGP-XX-XX-DR-C-9004 Rev P01 - Proposed Surface Water Drainage Plan
30340-GGP-XX-XX-DR-C-9005 Rev P01 - Proposed Foul Water Drainage Plan
30340-GGP-XX-XX-DR-C-9006 Rev P01 - Proposed Kerbing Plan

30340-GGP-XX-XX-DR-C-9007 Rev P01 - Proposed Levels Plan
30340-GGP-XX-XX-DR-C-9008 Rev P01 - Typical Details 1 of 2
30340-GGP-XX-XX-DR-C-9009 Rev P01 - Typical Details 2 of 2
30340-GGP-XX-XX-DR-C-9010 Rev P01 - Proposed Attenuation Tank Details - Sheet 1
30340-GGP-XX-XX-DR-C-9011 Rev P01 - Proposed Outfall Details
310 PA 02 - Planting Detail Planning
8738s/PA07 - Retail Unit Proposed Floor Plans Proposed Elevations
8738s/PA09 - Proposed Street Furniture/Fencing
LP250033 Rev 1 - External Lighting
8738s/PA01A - Site Location Plan
8738s/PA05C Proposed Site Plan
July 2025 - Bat Survey Report
August 2025 - Bat Survey - Trees
April 2025 - Preliminary Ecological Appraisal with Preliminary Roost Assessment (inc. Third-Party Data Search)
April 2025 - Heritage Impact Statement
Transport Statement - October 2025
Retail Statement
May 2025 - Biodiversity Net Gain Assessment
BNG Metric Tool
July 2025 - Phase 1 Desk Study - Part 1
July 2025 - Phase 1 Desk Study - Part 2
July 2025 - Phase 1 Desk Study - Part 3
July 2025 - Phase 1 Desk Study - Part 4
RT049 Issue 4 - Phase 2 Site Investigation Report - September 2025
April 2025 - Archaeological Desk Based Assessment
Drainage Impact Assessment & Flood Risk Assessment Part 1
Drainage Impact Assessment & Flood Risk Assessment Part 2
Drainage Impact Assessment & Flood Risk Assessment Part 3
Drainage Impact Assessment & Flood Risk Assessment Part 4
Drainage Impact Assessment & Flood Risk Assessment Part 5
Planning Statement



Phil Norman
Assistant Director - Planning and Strategic Infrastructure
South Holland District Council

DC_FINAL_DECISION - ODB:14

RIGHTS OF APPEAL

Appeals to the Secretary of State

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or grant consent subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990 or Section 20 of the Planning (Listed Building and Conservation Areas) Act 1990.

Timescales for appealing

The deadlines for appeals are calculated from the **date of decision** and are as follows for the types of applications below:

12 Weeks	6 Months	8 Weeks
Householder Applications	Planning Permission	Consent to Display Adverts
Minor Commercial Development	Listed Building Consent	
Agricultural Determinations	Other Prior Approval Applications	
Householder Prior Approval Applications		

https://www.gov.uk/appeal-householder-planning-decision

https://www.gov.uk/appeal-planning-decision

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planning inspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

Enforcement Notices

If an enforcement notice was served prior to the planning application being determined then the deadline for appealing is 28 days from the date of the **planning refusal**.

If an enforcement notice is served after the planning application is determined then the deadline for appealing is 28 days from the date of the **enforcement notice** OR **the timescales stated above for each application type** from the date of the planning refusal - whichever is sooner.

Appeals can be made online at: https://www.gov.uk/planning-inspectorate. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in

giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under the order.

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grant it subject to conditions the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of the Part VI of the Town and Country Planning Act 1990 or Section 32 of the Planning (Listed Building and Conservation Areas) Act 1990.

Compensation

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

These circumstances are set out in Section 114 and related provisions of the Town and Country Planning Act 1990 and Section 27 of the Planning (Listed Building and Conservation Areas) Act 1990.