AUSTIN JOHN LTD

PLANNING SUPPORTING STATEMENT

Proposed Change of Use to Residential Dwelling at 35 New Road, Spalding, PE11 1DN

Prepared for: Mr Bond
Prepared by: Austin John Ltd, Rualen, Mill Green Road, Pinchbeck, Spalding PE11 3PU
On Behalf of: South Holland District Council
By Lauren Austin, June 2026

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1.0 Introduction

This statement has been prepared in support of the Class G Prior Approval application for the proposed change of use of the upper floors at 35 New Road, Spalding, from a salon (Use Class E) to form a self-contained flat.

The statement has been prepared to provide clarification for the existing use and operation character of the ground floor premises, The Green Bowl, following comments raised in respect of whether the premises should be regarded as a Class E café/salad shop or as a sui generis hot food takeaway.

This statement has been written with the direct input of the business owner. The information relating to the menu, sales split, opening hours, equipment, preparation methods and day-to-day operations of the bustiness has been confirmed as accurate at the time of writing.

2.0 Use Class Position

The Green Bowl operates as a Class E café/salad shop with ancillary takeaway sales. It does not operate as a sui generis hot food takeaway.

The overall character for planning purposed is defined by its daytime café-style operation, customer seating, extensive cold food display, limited cooking equipment, predominantly cold food menu, and absence of the cooking equipment or hot food offering typically associated with a hot food takeaway.

The fact that customers may purchase food and drink to take away does not, in itself, make the use a hot food takeaway. Many cafés, sandwich shops, and bakery-style premises offer food to eat in or take away while remaining in Use Class E. The relevant consideration is the primary planning character of the use.

3.0 Planning Context and Previous Position

The previous officer report for application H16-0114-23 described the proposal at the premises as a change from sui generis to Class E use, and this is how the business has continued to operate.

That assessment is relevant to the current consideration of the site. The current operation of The Green Bowl remains consistent with a Class E café use and does not display the operational characteristics of a hot food takeaway.

4.0 Existing Menu and Food Offerings

The current menu is included as Appendix 1. The menu confirms that The Green Bowl offers "fresh food and drink to eat in or take away". The food offer is focused around café-style options as well as cold food items including:

- Wraps
- Gluten free rolls
- Poke bowls
- Salad bowls
- Crisps
- Cakes
- Smoothies
- Hot drinks
- Cold drinks

The menu also includes a limited number of items which can be served warm, which are paninis, jacket potatoes, and sausage rolls. These items are limited and ancillary to the main cold food offering, and do not resemble the food offerings found within a hot food takeaway.

The business owner has confirmed that approximately 75% of the menu is made up of cold food, salads, sandwiches, cakes, snacks, and drinks. The remaining 25% is the hot food items.

This menu does not include the type of food ordinarily associated with a sui generis hot food takeaway, such as kebabs, chips, burgers, and pizza, and is more comparable to other high street cafés.

5.0 Sales Split and Operational Character

The business owner has confirmed that on average between 80% and 85% of sales come from cold rolls, wraps, salad bowls, and similar items from the cold food menu.

A photograph of the till layout and sales categories is included in Appendix 5. The till categories further demonstrate the nature of the business, with separate categories including wraps, rolls, salad bowls, poke bowls, cakes, crisps, cold drinks, smoothies, and hot drinks.

This sales information further supports the position that the hot food element is not the primary activity of the business but that it is limited and ancillary to the main café use.

6.0 Food Preparation and Equipment

The business owner has confirmed that there are no opening flames, grills, or fryers within the premises. The only cooking and warming equipment used on site consists of:

- A small oven (used to warm through jacket potatoes and sausage rolls)
- A panini/toastie machine
- A microwave

Photographs of this equipment are included in Appendix 4.

There are no deep fat fryers, kebab grills, pizza ovens, chargrills, chip fryers, or similar equipment usually associated with a hot food takeaway. There is no evidence of an intensive hot food operation, as can be seen in the supporting photos.

The equipment present is consistent with a café where a small number of items may be warmed for customers if necessary. It is not consistent with the operation of a sui generis hot food takeaway.

7.0 Cold Food Display

Photographs of the cold food display are included in Appendix 3.

The premises contains a substantial chilled/cold food display containing wraps, rolls, salad items, poke bowls, prepared cold ingredients, cakes, crisps, and similar items. This display is prominent within the customer-facing part of the premises and forms a central part of the day-to-day business operation.

The extent and prominence of the cold food display supports the conclusion that the business is led by fresh cold food preparation and café-style service, rather than by hot food takeaway cooking.

8.0 Seating Provision and Eat-In Use

Photographs of the seating area are included in Appendix 2.

The premises offer customer seating, including table seating and window/bar-style seating. The menu also expressly refers to customers being able to eat in.

The presence of seating is also relevant to the character of the use. The premises is not arranged solely for the sale of food or drink for consumption off the premises. It provides food and drink for customers to eat in as well as to take away, which is consistent with a café-style Class E use.

9.0 Opening Hours

The business owner has confirmed the following opening hours:
- Monday to Friday: 9:00am – 3:00pm
- Saturday: 9:00am – 2:00pm
- Sunday: Closed

These opening hours are consistent with a daytime café. They are not consistent with a conventional hot food takeaway, which would normally be associated with evening and/or late-night trade.

The premises does not operate as a late-night takeaway. There is no evening trade, no Sunday opening, and no customer pattern compatible with a hot food takeaway use.

10.0 Comparison with a Hot Food Takeaway

The Green Bowl does not have the key characteristics associated with a sui generis hot food takeaway. In particular:
- It does not operate during the evening or late-night hours
- It does not sell the type of hot food associated with a takeaway premises

- It does not have the cooking provisions associated with a takeaway premises
- It has customer seating for eat-in use
- It has a substantial cold food display
- Most of the menu is cold food
- 80-85% of the sales are from cold rolls, wraps, salad bowls, poke bowls and similar
- Hot food is limited and ancillary
- The overall arrangement and day-to-day operations are café-led

The premises is therefore materially different from a sui generis hot food takeaway in terms of menu, equipment, preparation methods, opening hours, customer behaviour, and overall planning character.

11.0 Conclusion

The overall character of The Green Bowl, for planning purposes, is that of a Class E café with ancillary takeaway sales.

The hot food element is limited and does not define the use. It is secondary to the main cold food, salad, sandwich, drinks and general café-style offer.

The evidence submitted with this statement, including the current menu, seating photographs, cold display photographs, equipment photographs, and till layout support the conclusion that the premises remains within Use Class E.

The current Class G Prior Approval application should therefore be assessed on the basis that the ground flood remains in Use Class E with the proposed upper-floor residential accommodation formed a mixed Class E and residential arrangement, fitting the criteria of the prior approval.

12.0 Business Owner Confirmation Statement

Trudy Edgington
The Green Bowl
35 New Road, Spalding, PE11 1DN

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I confirm that the information provide within the accompanying Planning Supporting Statement has been prepared with my input and is accurate to the best of my knowledge.

The Green Bowl operates as a café offering fresh food and drink to eat in or take away.

I confirm the following:

- The current menu attached to the statement is accurate
- Approximately 75% of the menu consists of cold food items
- Hot food is limited and ancillary to the main business
- There are no open flames on the premises
- There are no fryers, kebab grills, pizza ovens, or similar hot food takeaway equipment on site
- The only cooking equipment used is a small oven, a panini/toastie machine, and a microwave
- The premises includes a substantial cold food display
- The premises includes customer seating
- The opening hours are correct as written in this statement
- The premises does not open as a late-night takeaway

I confirm that the above reflects the current operation of the business.

Signed – T. Edgington
Name – Trudy Edgington
Position – Business Owner
Date – 01/06/2026

Appendix 1.



Green Bowl

35 NEW ROAD, SPALDING, LINCOLNSHIRE, PE11 1DN

BUFFETS ARE AVAILABLE ON REQUEST **Menu** 10% STUDENT AND NHS DISCOUNT

WE ARE OFFERING FRESH FOOD AND DRINK TO EAT IN OR TAKE AWAY!

EATING IN IS SUBJECT TO A 20% SURCHARGE

WRAPS OR ROLLS £3.95
CHOOSE YOUR FILLING: CHEESE, HOME-COOKED HAM, CHICKEN, EGG MAYO, TUNA MAYO, HONEY CHILLI CHICKEN, ONION BHAJIS, FALAFEL OR VEGAN CHEESE. ALL FILLINGS COME WITH SALAD

GLUTEN-FREE WRAPS AVAILABLE £4.00

PANINIS £4.50
CHOOSE YOUR FILLING: CHEESE AND TOMATO, CHEESE AND ONION, TUNA MELT, HOME-COOKED HAM AND CHEESE, BRIE, HOME-COOKED HAM AND CRANBERRY, HONEY CHILLI CHICKEN OR VEGAN CHEESE

POKÉ BOWLS £5.50
CHOOSE FROM: EGG, TUNA, HOME-COOKED HAM, CHICKEN, HONEY CHILLI CHICKEN, FALAFEL BALLS OR ONION BJAJIS WITH A BASE OF RICE **AND** THE CHOICE OF 4 SALAD ITEMS FROM THE SALAD BAR, FINISHED OFF WITH A TASTY DRESSING. (VEGAN MAYO, MANGO LIME & CHILLI, SWEET CHILLI, BBQ, MAYO)

SALAD BOWLS £5.25
CHOOSE FROM: EGG, TUNA, HOME-COOKED HAM, CHICKEN, HONEY CHILLI CHICKEN, FALAFEL BALLS OR ONION BHAJIS WITH A SEASONAL GREEN LEAF SALAD BASE **AND** THE CHOICE OF 4 SALAD ITEMS FROM THE SALAD BAR, FINISHED OFF WITH A TASTY DRESSING. (VEGAN MAYO, MANGO LIME & CHILLI, SWEET CHILLI, BBQ, MAYO)

JACKET POTATOES (WITH BUTTER) £4.95
CHOOSE YOUR TOPPING: CHEESE, BEANS, HOMEMADE COLESLAW, TUNA, HONEY CHILLI CHICKEN, OR VEGAN CHEESE £1.00

CALL 01775 769130 TO PRE-ORDER AND COLLECT AT YOUR CONVENIENCE. PLEASE ADVISE US OF ANY ALLERGIES WHEN ORDERING.



Green Bowl

35 NEW ROAD, SPALDING, LINCOLNSHIRE, PE11 1DN

BUFFETS ARE AVAILABLE ON REQUEST

Menu

10% STUDENT AND NHS DISCOUNT

WE ARE OFFERING FRESH FOOD AND DRINK TO EAT IN OR TAKE AWAY!

EATING IN IS SUBJECT TO A 20% SURCHARGE

HOMEMADE SAUSAGE ROLLS OF THE DAY — From **£1.00**

CRISPS (GLUTEN-FREE) — **£1.60**
LIGHTLY SALTED, SEA SALT AND MALT VINEGAR, CHEDDAR AND ONION, TIGER PRAWN WITH CHILLI AND LIME, OAKED SMOKED CHILLI

CAKE OF THE DAY — From **£3.50**

Drinks Menu

SMOOTHIES — **£4.20**
KALE KICK - KALE, SPINACH, MANGO AND APPLE JUICE
PASH N SHOOT - PASSION FRUIT, PINEAPPLE, MANGO AND APPLE JUICE
BLUEBERRY THRILL - BLUEBERRIES, BANANA, RASPBERRIES, FLAX SEEDS AND APPLE JUICE

HOT DRINKS — From **£2.35**
LATTE, FLAT WHITE, CAPPUCCINO, AMERICANO, MOCHA, HOT CHOCOLATE, TEA, GREEN TEA, LEMON AND GINGER TEA, VERY BERRY TEA

COLD DRINKS — From **£1.20**
COKE, DIET COKE, PEPSI MAX, LEMONADE, ORANGE TANGO, FRUIT SHOOTS, J2O'S, BOTTLED WATER

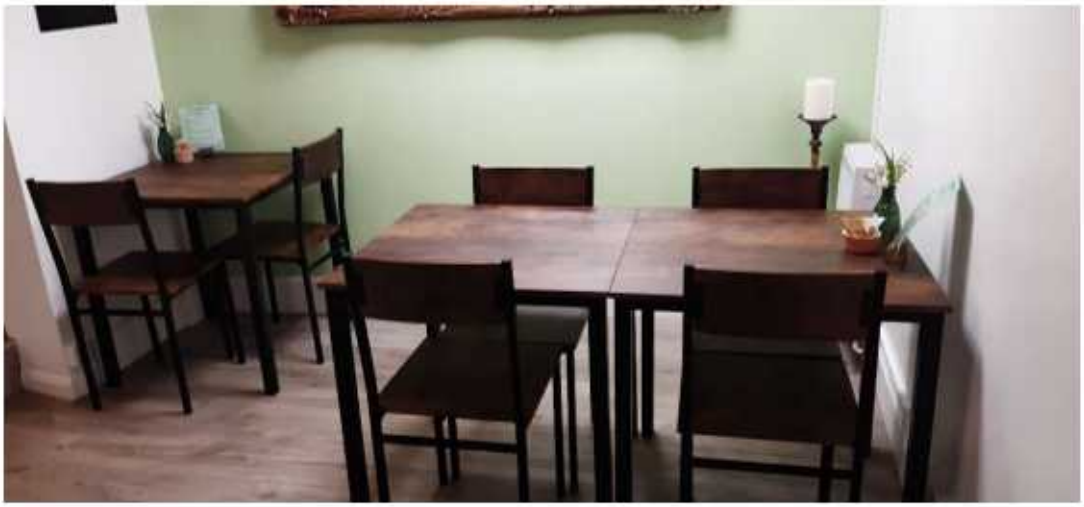
Why not enjoy a Glass of Prosecco, Wine or Beer with your order

CALL 01775 769130 TO PRE-ORDER AND COLLECT AT YOUR CONVENIENCE.
PLEASE ADVISE US OF ANY ALLERGIES WHEN ORDERING.

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Appendix 2.







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Appendix 3.



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Appendix 4.





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Appendix 5.

