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TOWN AND COUNTRY PLANNING ACT 1990 FULL

Reference:	H16-0662-26	Date of Decision:	22nd October 2026
Applicant:	Stamford Properties Development Ltd 96 Bridge Street Peterborough PE1 1DY		
Location:	Former Regent Bingo Club Westlode Street Spalding		
Description:	Redevelopment, demolition and extension of vacant former Regent Bingo Club to include 41 residential units, comprising one, two and three bedroom apartments. The scheme also incorporates 298 sq m of flexible commercial floorspace within Use Class E (Commercial, Business & Service), together with dedicated residents external amenity space. The development will utilise existing vehicular and pedestrian access routes, providing parking areas to the rear with 28 parking bays and cycle parking, servicing arrangements and associated works.		

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, by reason of its height, scale and bulk, would dominate and overwhelm the retained Art Deco frontage, harming the architectural and historic significance of the former cinema as a non-designated heritage asset. The enlarged building would also appear unduly prominent within Spalding Conservation Area and form an overbearing backdrop to the Grade II* listed Constitutional Club, harming the character and appearance of the conservation area and the significance of the listed building through its setting. The public benefits would not outweigh the less than substantial harm to the designated heritage assets. The proposal is therefore contrary to Policies 2, 3 and 29 of the South East Lincolnshire Local Plan 2019 and Policies HE4, HE6 and HE7 of the National Planning Policy Framework 2026.

- 2 Insufficient information has been submitted to demonstrate that the proposed access and parking arrangements would operate safely and satisfactorily. In particular, the application does not adequately assess parking demand from the residential and commercial uses, justify the reduced parking provision, establish suitable parking management and sustainable travel measures, or demonstrate that the constrained access would operate without vehicles having to wait on Westlode Street to the detriment of highway safety. The Local Planning Authority is therefore unable to establish whether the arrangements are acceptable or whether any necessary mitigation could be delivered within the proposed layout. The proposal fails to demonstrate compliance with Policies 2, 3 and 36 of the South East Lincolnshire Local Plan and Policies TR3, TR4 and TR6 of the National Planning Policy Framework.
- 3 Insufficient information has been submitted to demonstrate that future residents would have satisfactory living conditions alongside the proposed ground and first-floor commercial accommodation, which could include restaurant use. Without a proportionate noise assessment and sufficient details of the commercial operation and associated extraction equipment, the Local Planning Authority cannot establish the likely effects of noise, disturbance and cooking odours, or whether suitable mitigation could be provided within the proposed layout. The proposal therefore fails to demonstrate compliance with Policies 2, 3 and 30 of the South East Lincolnshire Local Plan and Policy P3 of the National Planning Policy Framework.

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. However, the issues are so fundamental to the proposal, due to the harm which has been clearly identified within the reason(s) for the refusal, that 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:

SFC-NOR-XX- ZZ-DR-A-90000 Rev P01 - Site Location Plan
SFC-NOR-XX-ZZ-DR-A-90010 Rev P04 - Site Proposed Plan
SFC-NOR-XX-00-DR-A-00010 Rev P05 - Proposed GA Plan - Level 00
SFC-NOR-XX-01-DR-A-00010 Rev P06 - Proposed GA Plan - Level 01
SFC-NOR-XX-02-DR-A-00010 Rev P05 - Proposed GA Plan - Level 02
SFC-NOR-XX-03-DR-A-00010 Rev P05 - Proposed G A Plan - Level 03
SFC-NOR-XX-04-DR-A-00010 Rev P05 - Proposed G A Plan - Level 04
SFC-NOR-XX-ZZ-RP-A-00001 P01 - Design and Access Statement Including BNG & HIA
- June 2026
Flood Risk Assessment - TC-FRA-LN1299-25-01
2623 -001 - Heritage Statement - July 2026

A handwritten signature in blue ink, appearing to read 'Phil Norman', with a long horizontal stroke extending to the right.

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

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://appeal-planning-decision.service.gov.uk/before-you-start>. 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.