

Our Ref: 21436/MM  
Email: [mmills@firstplan.co.uk](mailto:mmills@firstplan.co.uk)  
Date: 23 June 2022

Planning Department,  
South Holland District Council,  
Council Offices,  
Priory Road,  
Spalding,  
Lincolnshire,  
PE11 2XE.

Dear Sir/Madam,

## **PLANNING APPLICATION FOR EXTERNAL ALTERATIONS ASSOCIATED WITH AMALGAMATION OF UNITS D & E, WINFREY AVENUE, SPALDING**

We are instructed by our client Schroder Real Estate Investment Management Limited to submit the enclosed planning application for external alterations to the elevations of Units D and E associated with their amalgamation into one single retail unit.

The retail units are vacant and were formally occupied by Marks & Spencer Simply Food (unit D) and The Carphone Warehouse respectively (unit E). It is proposed to amalgamate the two units and retain the Class E use to facilitate the occupation of the premises by Pets at Home. This is subject to a separate application submitted under Section 192 of the Town and Country Planning Act 1990 (as amended) for a Certificate of Lawfulness of Proposed Use.

The application has been submitted via the planning portal. Accordingly, the application comprises of the following plans and documents:

- Completed application form;
- Site Location Plan (red line);
- Drawing no. 6659-4 – Existing Elevations
- Drawing no. 6659-10 – Proposed Elevations
- The requisite application fee of £195 (plus the planning portal admin fee of £32.20) has been paid online.

### **Planning Background**

The application site comprises a building subdivided into two small retail units situated at the junction of Winfrey Avenue and Swan Street in Spalding Town Centre. The units extend to circa 770 sq m in total and were formerly occupied by Marks and Spencer Simply Food and The Carphone Warehouse.

The units were built pursuant to a planning permission granted on 17 February 2004 for the demolition of a petrol filling station and the erection of a single storey retail unit (ref: H16-1458-03).

There are no conditions, which preclude the amalgamation of the retail units or that would curtail or otherwise restrict the normal operation of the Use Classes Order.

## **Application Proposal**

The external alterations are proposed in order to facilitate the amalgamation of the two units into one single retail unit to be occupied by Pets at Home.

On the basis that two entrances will no longer be required, it is proposed to amend the existing entrance to Unit E and replace the glazing and frames partly with a roller shutter and red brick infilling to match the existing as shown on drawing no. 6659-10.

## **Relevant Planning Policy**

The policies map for the adopted South East Lincolnshire Local Plan (2019) shows that the site is situated within Spalding Town Centre boundary. It is not situated within a Conservation Area.

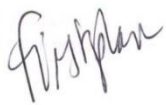
**Policy 3** refers to the design of new developments. The policy states that all development will create distinctive places through the use of high quality and inclusive design and layout and, where appropriate, make innovative use of local traditional styles and materials. Design which is inappropriate to the local area, or which fails to maximise opportunities for improving the character and quality of an area, will not be acceptable.

## **Planning Assessment**

The application proposal will facilitate the reuse of two vacant units in Spalding Town Centre and will bring a new high quality retailer to the town. The external alterations are minor in nature and are entirely appropriate to the use of the building as a Class E(a) retail unit. Accordingly, it is considered that the proposal is in accordance with Policy 3.

We trust that officers have sufficient information to enable a favourable determination of this application. However, should officers have any queries and/or require clarification on any point, please do not hesitate to contact me.

Yours sincerely



MIKE MILLS  
Director

Enc.