

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H16-0850-25 **Applicant:** TJ Morris Limited

Proposal: Erection of 4 fascia signs on building, 1 projecting sign, 3 non-illuminated vinyl & 1 totem sign

Location: Wilkinson Unit 1 Holland Market Spalding

Terminal Date: 5th November 2025

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
33	Delivering a More Sustainable Transport Network

National Guidance

National Planning Policy Framework December 2024

Section 9 - Promoting sustainable transport
Section 12 - Achieving well-designed places

Representations:

	Object	Support	No Obj.	Comments
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1

CASE OFFICER ASSESSMENT

Description of Proposal

This application seeks Advertisement Consent for a series of adverts at Unit 1, Holland Market. The details of these advertisements can be summarised below:

-2x fascia logo signage - Home Bargains logo in red and light blue, with white and red lettering. Measures 4335mm (width) by 1000mm (height). Constructed of aluminium with PVC skin. Signs to be internally illuminated at an average luminance of 55cd/ metre squared. Sign A to be located

above the existing entrance to the building, while Sign D is located at the far western gable.

-2x fascia informative signage - informative signage in dark blue, with white and red lettering. Signs display company's tag line of "top brands bottom prices" and information of store website. The signs would measure 5640mm (width) by 1000mm (height) and would be located above the shop windows. Constructed of aluminium with PVC skin. Signs to be internally illuminated at an average luminance of 55cd/ metre squared.

-1x hanging signage - Home Bargains logo in red and light blue, with white and red lettering. Projects 1540mm with a height of 800mm. Signage constructed of aluminium with vinyl skin. Internally illuminated at a luminance of 55cd/ metre squared, although it is stated that the white lettering may appear brighter. Signage located towards the west of the principal elevation, towards the boundary with Halfords.

-1x non-illuminated rear logo - vinyl print logo to rear of property, adjacent to deliveries entrance. Would measure 1800 (width) by 900mm (depth).

-1x deliveries signage - dark blue signage, with white lettering, located above deliveries entrance. Would measure 1950mm by 300mm. The signage would be constructed of vinyl and would be non-illuminated.

-Totem and tenant's signage - none illuminated, vinyl prints of Home Bargains logo to be fixed to the two information boards within Holland Park. Both signs would have the same proportions as the existing logos on these totems and tenants' boards.

-2x vinyl graphics - vinyl graphics applied to exterior of shop window. Graphics are dark blue, with light blue texts outlining the range of goods available.

Site Description

The site is within the settlement boundaries of Spalding, as outlined within the South East Lincolnshire Local Plan, 2019. The unit is currently vacant, although was formerly occupied by Wilkos and retains some remnants of the store.

Holland Market is a retail park, characterised by larger units in a utilitarian style. Unit 1 is consistent with the area in this respect. It is located between Sainsburys and Halfords. The site is within the defined town centre of Spalding.

Relevant History

H16-0348-25 - Full. Proposed external alterations. 29/05/25

H16-0500-10 - Advertisement. Proposed various signage. Approved 06/08/10.

H16-0141-09 - Full. Erect an external enclosure, to replace an existing timber enclosure. Approved 11/05/09.

H16-0087-96 - Full. Provision of 5 retail units plus 1 A3 (Food & Drink) or retail unit, access, parking, landscaping, public toilets. Approved 14/03/96.

Consultation Responses

The responses received from consultees during the initial consultation exercises, which can be viewed in their entirety through the South Holland website, can be summarised as follows:

Highway and Lead Local Flood Authority

"The advertisement proposals will not present a danger or distraction for road users therefore the Highways and Lead Local Flood Authority does not consider that this proposal would result in a severe impact with regard to Highway Safety."

Public Representations

This application has been advertised in accordance with the Development Procedure Order and the

Council's Statement of Community Involvement. In this instance, no letters of representation have been received.

Key Planning Considerations

Evaluation

Regulation 3 of The Town and Country Planning (Control of Advertisements) (England) Regulations 2007 states local planning authorities shall exercise its powers under these Regulations in the interests of amenity and public safety, taking into account the provisions of the development plan, so far as they are material; and any other relevant factors.

The adopted South East Lincolnshire Local Plan 2011-2036, adopted March 2019 (SELLP), is the development plan for the district, and is the basis for decision making in South Holland. The relevant development plan policies are detailed within the report above.

The policies and provisions set out in the National Planning Policy Framework, 2024 (NPPF) are also a material consideration in the determination of planning applications, alongside adopted Supplementary Planning Documents.

Layout, Design, Scale and Consideration of the Character of the Area

Section 12 of the NPPF, "Achieving well-designed places", states that the "creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve" and as such, it is generally accepted that good design plays a key role towards sustainable development.

Paragraph 135, contained within Section 12 of the NPPF, states that new development should function well and add to the overall quality of the area (including beyond the short term) and should be visually attractive as a result of good architecture and appropriate landscaping. This goes on to establish that it is important that new development should be of the highest quality, to enhance and reinforce good design characteristics, and that decisions must have regard towards the impact that the proposed development would have on local character and history, including the surrounding built environment and landscape setting such as topography, street patterns, building lines, boundary treatment and through scale and massing. Developments should create places that are safe, inclusive, and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, among other considerations.

Likewise, Policy 2 of the SELLP outlines sustainable development considerations for proposals; providing a framework for an operational policy to be used in assessing the sustainable development attributes of all development proposals. Furthermore, Policy 3 of the SELLP requires development to comprise good design; identifying issues that should be considered when preparing schemes so that development sits comfortably with, and adds positively to, its historically designated or undesignated townscape or landscape surroundings.

These policies accord with the provisions of the NPPF and require that 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. Proposals for new development would therefore require the aforementioned considerations to be adequately assessed and designed, including the siting, design, and scale to be respectful of surrounding development and ensure that the character of the area is not compromised.

The level of fascia signage and the hanging sign is comparable to what was previously in situ under the unit's previous tenancy. On this basis, it cannot be said that there would be an over proliferation of signage. Likewise, the scale of these signs is comparable, further showing acceptability. The design of the fascia and hanging signage and their materials is comparable to units in the area currently, and so would not appear out of character. The level of internal illumination proposed is relatively low, and so would not appear unduly dominant in the landscape. Given the commercial nature of the area, the proposal is considered to be acceptable.

Within the context of this location, exterior vinyl prints on the windows are considered acceptable. The area has a commercial character, which naturalises higher densities of advertisements, reducing the impact of development. It should be noted that this vinyl could realistically be positioned internally without the need for advertisement consent. In the scenario, the same impact

would occur (e.g., additional density of signage and visual impact), although the Planning Authority would have less control over the quality and maintenance of the signs. On this basis, it is considered that these external vinyl advertisements on the windows are acceptable.

The signage to the rear would have no significant impact upon the character of the area. The position is largely obscured from the public realm, and what views can be obtained are of a blank, placeless rear elevation. To this end, as the quality of the built environment here is of no remarkable quality, the addition of signage would not have a significant impact.

The proposed tenant sign and totem sign are appropriate and comparable to counterparts already in situ. On this basis, there would be no harm caused.

Taking account of the design, scale, and nature of the development, as detailed above, the proposal is considered to be acceptable. The proposal would not cause an adverse impact to the character or appearance of the area and would therefore be in accordance with Policies 2 and 3 of the SELLP and Section 12 of the NPPF.

Impacts Upon Resident Amenity

Paragraph 135 of the NPPF states that development should create places that are safe, inclusive, and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.

Policies 2 and 3 of SELLP sets out that residential amenity and the relationship to existing development and land uses is a main consideration when making planning decisions.

The area is commercial with no residential properties. Therefore, there would be no impact upon residential amenity.

As detailed above, the scale and design of the proposal is considered to have no significant or unacceptable impact on the residential amenities of the occupiers of adjacent properties or land users, when also taking account of the conditions recommended. As such, the proposal is considered to accord with Section 12 of the NPPF and Policies 2 and 3 of the Local Plan in terms of impact upon residential amenity.

Highway Safety and Parking

Section 9 of the NPPF is titled 'Promoting sustainable transport'. Within this, Paragraph 116 advises that "development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios".

In respect of highway matters, Policy 2 details that proposals requiring planning permission for development will be permitted provided that sustainable development considerations are met, specifically in relation to access and vehicle generation. Policy 3 details that development proposals will demonstrate how accessibility by a choice of travel modes including the provision of public transport, public rights of way and cycle ways will be secured, where they are relevant to the proposal. Policy 33 further reinforces the need for developments to be accessible via sustainable modes of transport.

The proposed signage would have no impact upon highway safety. The level of illumination is low enough as to not be a distraction or impede visibility.

The proposal would therefore be acceptable and would not have an unacceptable adverse impact on highway safety in accordance with Policies 2, 3, and 33 of the SELLP, as well as Section 9 of the NPPF.

Planning Balance

As stated above, Regulation 3 of The Town and Country Planning (Control of Advertisements) (England) Regulations 2007 states local planning authorities shall exercise its powers under these Regulations in the interests of amenity and public safety, taking into account the provisions of the development plan, so far as they are material; and any other relevant factors.

The proposal represents appropriate development within the defined settlement boundary. The development hereby proposed does not materially harm the character or appearance of the locality, or amenity of nearby residents, whilst conforming with the SELLP and the provisions of the NPPF when viewed as a whole.

Additional Considerations

Public Sector Equality Duty

In making this decision the Authority must have regard to the public sector equality duty (PSED) under s.149 of the Equalities Act. This means that the Council must have due regard to the need (in discharging its functions) to:

- A. Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act
- B. Advance equality of opportunity between people who share a protected characteristic and those who do not. This may include removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic; taking steps to meet the special needs of those with a protected characteristic; encouraging participation in public life (or other areas where they are underrepresented) of people with a protected characteristic(s).
- C. Foster good relations between people who share a protected characteristic and those who do not including tackling prejudice and promoting understanding.

The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The PSED must be considered as a relevant factor in making this decision but does not impose a duty to achieve the outcomes in s.149. It is only one factor that needs to be considered, and may be balanced against other relevant factors.

It is not considered that the recommendation in this case will have a disproportionately adverse impact on a protected characteristic.

Human Rights

In making a decision, the Authority should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as South Holland District Council to act in a manner that is incompatible with the European Convention on Human Rights. The Authority is referred specifically to Article 8 (right to respect for private and family life) and Article 1 of the First Protocol (protection of property).

It is not considered that the recommendation in this case interferes with local residents' right to respect for their private and family life, home and correspondence, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general public interest and the recommendation is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

Conclusion

Taking these factors into consideration, the proposal is considered to comply with Policies 1, 2, 3, and 33 of the SELLP, as well as Sections 9 and 12 of the NPPF. There are no significant factors in this case that would outweigh the benefits of the proposal; therefore, the planning balance is in favour of the proposal.

Recommendation

Based on the assessment detailed above, it is recommended that the proposal should be approved under Delegated Authority.