
From: Cllr Sheard <Cllr.Sheard@lincolnshire.gov.uk>
Sent: 24 September 2026 13:25
To: _planningadvice; conservation@sholland.gov.uk; env.health@sholland.gov.uk
Cc: TradingStandards; licensing; chair@spaldingcivicsociety.org.uk; Victoria Fear
Subject: H16-0863-26 PLANNING OBJECTION - Change of use to vape shop - 15 Sheep Market, Spalding PE11 1BE

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Application Ref:

From: Cllr Ingrid Sheard, Deputy Mayor of Greater Lincolnshire/Ward Cllr

I wish to formally object to the proposed change of use of the ground floor to a vape shop at the Spalding town centre for the following material planning reasons:

1 Harm to the vitality and the viability of Primary Shopping Area: This proposal in the heart of Spalding's Primary Shopping Area would result in loss of Class E - retail unit to a specialist, low footfall use that does not support the wider retail function. Spalding needs diverse, active retail to drive footfall - not vape shops which encourage short dwell time and contribute little to linked trips. Contrary to South East Lincolnshire Local Plan Policy 27 and 28 - Town Centres.

2 Over concentration/clustering and character: Spalding town centre already has 2 dedicated vape shops within 200 meters of the application site plus a documented over concentration of premises whose primary trade is vapes on Winsover Rd. An additional unit creates a/over concentration of similar uses detracting from the varied retail character and amenity of the Conservation Area. This harms the character of the shopping street and the Spalding conservation area.

3 Amenity impact and antisocial behavior: Vape shops by nature have prominent internally illuminated advertising, window vinyls and shutters that create dead frontage when closed. The proposal risks harm to the visual amenity and historic character of Spalding conservation area concerns from local retailers regarding loitering and antisocial behavior outside such premises.

4 Proximity to sensitive uses: This site is within metres of a proposed soft play area which is due to open shortly and on a key route used by schoolchildren of all ages. While not a statutory reason for refusal alone the cumulative impact on child health and well-being is a material consideration under NPPF para 97 and local plan.

5 Lack of public health mitigation/no need: no evidence of need for another vape shop in Spalding. The applicant has not demonstrated how the shop will not also promote sale of non compliant illicit products which is a known enforcement issue nationally and locally shdc environmental health have raised concerns about underage sales locally.

I request:

- That the application is called to planning committee
- That there is consultation with SHDC Environmental Health ,Trading Standards, Lincolnshire Police and Conservation Officer
- A condition, if minded to approve, restricting percentage of window coverage, illuminated signage and no sale to under 18s enforcement plan is put in place.
- I request that planning formally consult Lincolnshire Trading Standards on illicit vape enforcement and underage sales history at this location and in Spalding Town Center.

In my view this change of use does not enhance Spalding town centre and risk further hollowing out our historic market town retail core.

Yours faithfully

Ingrid Sheard

Councillor Ingrid Sheard
Monkshouse/Spalding Elloe Division
District/County Councillor
Deputy Mayor of Great Lincolnshire
Lincolnshire County Council
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