Planning Statement

Proposed change of use from Retail (Class E) Gardening tools and plants shop to Class E (a) retail use other than for the sale of hot food, principally to visiting members of the public.

Location:

48 Holbeach Road, Spalding, PE11 2HQ

1.0 Introduction

This planning statement outlines the proposed change of use for the property located at 48 Holbeach Road, Spalding, from its current classification as a retail gardening tools and plants shop (Class E) to a Class E (a) retail use, primarily focused on the sale of goods other than hot food to members of the public. This statement aims to provide justification for the proposed change and demonstrate its alignment with local planning policies and community needs.

2.0 Background

Having checked the history of the site, and from the planning history details received from South Holland District Council, it is concluded that the existing use of the premises (including the previous use) is what would have been described as Retail (Class E) Gardening tools and plants shop.

2.1 Class E use referred to the following:-

(a) **E(a)** Display or retail sale of goods, other than hot food.

(b) **E(b)** Sale of food and drink for consumption (mostly) on the premises.

(c) **E(c)** Provision of:

- **E(c)(i)** Financial services,
- **E(c)(ii)** Professional services (other than health or medical services), or
- **E(c)(iii)** Other appropriate services in a commercial, business or service locality.

(d) **E(d)** Indoor sport, recreation or fitness (not involving motorised vehicles or firearms or use as a swimming pool or skating rink,).

(e) **E(e)** Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner).

(f) **E(f)** Creche, day nursery or day centre (not including a residential use)

(g) **E(g)** Uses which can be carried out in a residential area without detriment to its amenity:

- **E(g)(i)** Offices to carry out any operational or administrative functions,
- **E(g)(ii)** Research and development of products or processes.
- **E(g)(iii)** Industrial processes.

2.2 From the information that has been gleaned from our investigations into the site, the current use falls within Class E (c)(iii) and the proposed use is as a retail which falls within Class E (a) so such a use is permitted without the need for a new planning consent.

3.0 Planning History

3.1 App No. H16-1232-98 - Changing an existing window to a doorway (entrance) Decision dated 09/02/99.

3.2 App No. H16-0604-24 - Roof Alterations Decision dated 04/10/24.

4.0 Site Description

The property is located at 48 Holbeach Road, Spalding, within a predominantly residential area. The site consists of a single-storey retail unit with a display window facing the road, ensuring visibility and accessibility for pedestrians and motorists alike.

Surrounding the site are a mix of residential homes and small-scale retail businesses, creating a vibrant community atmosphere. The property benefits from existing on-street parking and is well-served by local public transport, with bus stops located nearby. The surrounding area features essential amenities, including grocery stores, pharmacies, and other retail outlets, which enhance the convenience for local residents.

The site has previously operated as a gardening tools and plants shop, and retains the necessary infrastructure for retail use, including storage and display areas. There are no external alterations proposed, ensuring the character of the building remains intact.

5.0 Existing Use and Context

The current use of the property as a gardening tools and plants shop has served the local community well, contributing to the diversity of retail options in the area. However, market trends and consumer preferences have shifted, indicating a growing demand for different types of retail offerings. This proposal seeks to adapt to these changes while ensuring that the property continues to serve the community effectively.

6.0 Proposed Change of Use

The proposed change to Class E (a) will enable the establishment of a retail operation that can sell a variety of goods, such as clothing, homeware, and lifestyle products, excluding hot food. This diversification is intended to cater to a broader customer base and enhance the shopping experience in the locality.

7.0 Benefits to the Community

7.1 **Increased Retail Diversity:** By expanding the range of products available, the proposal will enhance local shopping options, allowing residents to access a wider selection of goods without needing to travel further afield.

7.2 **Economic Stimulus:** A new retail focus can stimulate local economic activity, potentially attracting more visitors to the area and supporting surrounding businesses.

7.3 **Employment Opportunities:** The new retail use may generate additional employment opportunities, contributing positively to the local job market.

7.4 **Community Engagement:** A shift in retail offerings encourages community interaction and engagement, fostering a vibrant shopping environment that can serve as a social hub.

8.0 Compliance with Local Policies

The proposed change of use complies with local and national planning policies that advocate for the enhancement of existing commercial areas and support local economic development. By promoting a flexible retail environment, the proposal aligns with the strategic objectives set forth in the local development plan, which emphasizes the importance of maintaining diverse retail offerings to meet the evolving needs of the community.

9.0 Conclusion

In summary, the proposed change of use for 48 Holbeach Road represents a proactive approach to responding to shifting market dynamics and community needs. By transitioning to a Class E (a) retail use, the property can continue to contribute positively to the local economy and enhance the shopping experience for residents. We believe that this proposal will not only meet the current demand for diverse retail options but also strengthen the vitality of the area, making it a more attractive destination for both residents and visitors. We respectfully request that the planning authority supports this application.

Accordingly, the Council is requested to confirm that the proposed retail use qualifies for a Certificate of Lawful Proposed Use (CLPUD) under section 192 of the Town and Country Planning Act 1990 to be issued, based on the information provided.