

South Holland District Council
Council Offices
Priory Road
Spalding
PE11 2XE

VIA PLANNING PORTAL

27889/A3/LD/VR
22 September 2017

Dear Sir/Madam,

GROUND FLOOR, 1-2 STATION STREET, SPALDING PE11 1EF
PLANNING PORTAL REF: PP-06378658

On behalf of our Client, id Estates, we hereby submit an application for the change of use of the ground floor from Use Class B1 to Use Class A1 and external alterations at the above Site.

The application is accompanied by the following documents:

- Planning Application Form and Ownership Certificate
- Location Plan
- Existing Ground Floor Plan Ref: TJCQS/1-2SSS/01
- Proposed Ground Floor Plan Ref: TJCQS/1-2SSS/02a
- Existing and Proposed Front Elevations Ref: TJCQS/1-2SSS/06a
- Flood Risk Assessment

The required application fee of £385 will be paid separately.

The Site comprises a 2-storey building, which is currently vacant. It was previously occupied by Lincolnshire County Council, with a career centre on the ground floor and offices on the upper floor (Use Class B1). The Council vacated the premises at the end of 2016. The unit is located within Spalding Town Centre and Conservation Area.

Proposed Development

A change of use from Use Class B1 to Use Class A1 is required, alongside minor external alterations relating to the ground floor only. The proposed external alterations are limited in nature, and extend to the creation of a new shopfront to ensure the building is accessible for all.

An application for Prior Approval from Use Class B1 to Use Class C3 relating to the first floor has been submitted separately. Residential access to the upper floor will be taken from the existing entrance on Station Street.

Planning Policy Assessment

The Development Plan comprises the South Holland Local Plan (2006). Spalding is designated as a "main town" within the adopted South Holland Local Plan and as a "sub-regional centre" within the emerging South East Lincolnshire, which has been recently been submitted for Examination.

Development within the Town Centre is encouraged, most notably within Policy EC5 of the adopted Local Plan and emerging Policy 21–The Retail Hierarchy of the emerging South East Lincolnshire



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Local Plan, the latter of which encourages a mixture of retail, leisure and residential uses within the Town Centre. National policy and both the adopted and emerging policies support retail development in town centre locations and confirm that planning permission will be granted for change of use to retail. The principle of Use Class A1 in this location is therefore considered to be acceptable.

Other Considerations

Residential Amenity – The Site is located within the Town Centre, where a mixture of uses including retail, leisure and residential are encouraged. It is considered that the use of the ground floor for A1 uses will not impact negatively on the amenity of surrounding residents. The proposed development is therefore compliant with Policy SG1 of the adopted Local Plan and emerging Local Plan Policies 3 and 21.

Highways - The Site benefits from its proximity to facilities within the Town Centre and limits reliance on public transport provision in accordance with emerging Local Plan Policy 21. There is no proposed increase in floorspace, and because the development will not increase the amount of vehicle movements, there is no requirement to provide a Transport Statement. The Site is located within an Urban Area, and minimises the distance people need to travel and is compliant with Policy 21 of the emerging Local Plan.

Design and Layout - Due to the Site's location within the Conservation Area, consideration has been given to the extent of works proposed. These are limited to minor external alterations to the shopfront to ensure it is accessible to all. The proposed development is therefore compliant with Policy EN9, because the proposed works are limited and will enhance the existing visual appearance and accessibility of the building.

Flood Risk - The Site is an existing town centre unit. The Site is located within Flood Zone 3, alongside the remainder of the settlement. The proposed change of use of the ground floor will therefore not increase the flood risk potential of the Site.

It was confirmed by the Environment Agency that a Flood Risk Assessment ("FRA") is not required in their view because of the protection given to the Site by existing flood defences, but that the Council may require a FRA because of potential flood risk from other sources. On this basis an FRA has been prepared and accompanies the application. It confirms that the flood risk potential from other sources is limited and that the proposed change of use to retail is acceptable and compliant with Policy SG9.

Summary

The Applicant seeks planning permission for the change of use of the ground floor of the premises from Use Class B1 to Use Class A1 alongside minor external alterations. It is considered that the reuse of this building will enhance the character of the surrounding area, and contribute positively to the vitality and viability of the Town Centre. The proposed development is policy compliant. It is the Applicant's view that the proposed development is acceptable and planning permission should be granted.

If you require anything further, please do not hesitate to contact me, and we look forward to receiving confirmation that the application has been validated.

Yours sincerely,



LORRAINE DAVISON

Senior Planner