SALLY WALTHAM
BA (Hons) F.C.I.H.
Director of Housing & Planning Services

Housing and Planning
Services Department,
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
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SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Application no: H16/1310/00

Applicant: Safeway Stores Plc
C/O DTZ Pieda Consulting
10 Colmore Row
Birmingham
BR3 2QD

Agent:
DTZ Pieda Consulting
10 Colmore Row
Birmingham
B3 2QD

Description: Class A1 extension to existing retail store for additional sales area and ancillary floorspace

Location: Holland Market
Winfrey Avenue
Spalding
Lincs

Amendment: Revised elevations
Dwg. Nos. B133-02 & B133-04

09-FEB-01

Dear Sir/Madam

ACKNOWLEDGEMENT OF AMENDMENT

I acknowledge receipt of the amended details in respect of the above and confirm that the changes are able to be incorporated in the application which will now **only be considered in its amended form.**

As a result of the need for the Authority to repeat certain procedures because of the amendment, the period for determining the application has been extended to 26 MAR 2001

Your rights of appeal remain as explained on the original acknowledgement.
If you do not wish to agree to the extended time period and would rather have the application determined more quickly but on the basis of the application as originally submitted, please let me know in writing within the next 5 days.

You are reminded that revision to any submission made under the Building Regulations may also be necessary.

Yours faithfully

Director of Housing and Planning Services

AMENDMENT RECORD SHEET – LIVE APPLICATION

Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ✓ HP

Registered 30.1.01

Terminal date/committee updated ✓ ..... 26 Mar

DC Procedural Assessment

Is the information given correct? Yes/No (If No, state above what details are needed)

Has this amendment been requested? Yes/No *
If Yes, is it what was asked for? Yes/No *

Who do you need to reconsult as a result of this amendment? PC None ☐
WM ✓ → Please send copy of all letters correspondence to CK Rec.
Press
Residents
Other – Civic Society - Send copy of covering letter + Bruce Wakeling ✓

Is it an amendment in principle? Yes/No

Is it the same character/description for fee purposes? Yes/No (Refer to Admin ?) * g/c

If No, but Yes to (*) requested :-

Do development objectives outweigh financial objectives? Yes/No Confirmed.....

REJECTED as an amendment – new application needed

Confirmed: .....

Notes/Advice/Rejection Reason:

☐ Tick if you wish this note to be a paragraph in the Rejection Notice

AUTHORISED to treat as amendment

Confirmed: DT 30/1

Superseded details removed ☒

Give a revised description if the details accepted are different to the submission:

Acceptance issued:
Public register updated:

DC Professional Assessment

NOTES: Id g/c

DTZ Pieda Consulting

YOUR REF:
OUR REF: P/PKW/KH/NJA/00/05289-9
DIRECT TEL: 0121 697 7306
DIRECT FAX: 0121 697 7207
EMAIL: kate.harrison@dtz.com

26 January, 2001

Mr D Roberts
Planning Department
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs PE11 2XE

Dear Mr Roberts

Planning Application for Extension to Existing Safeway Store, Holland Street, Spalding
Planning Ref: H16/1310/00

In light of our recent discussions regarding the comments received to the plans and drawings submitted to support the above planning application, I attach revised drawings and elevations which seek to meet the concerns raised by both officers and the Spalding & District Civic Society.

You will note from the revised elevations, that the tower feature in the south western corner of the building is to be reinstated in order to mirror the current features of the building together with a cover canopy over the southern elevation to improve the pedestrian link between the store entrance towards to the town centre.

For the reasons we discussed when we met, ie the internal configuration of the store, it is not possible to create an additional store access at any point along the southern elevation, given that as is the format of stores of this nature, entrances have to be behind the line of check-outs for operational and security purposes.

Given that the store is within the town centre, there can be no restrictions imposed on the range of goods to be sold from the store. Nevertheless, for your Members' information I attach a schedule which has been prepared by Safeway which provides the breakdown of the proposed additional items to be sold as part of the proposed widening of the non-food offer from the store. As you will note, the majority of this range of goods is already sold by the other major convenience store operators, and is aimed at increasing the qualitative offer to customers.

As you are aware, my client is very keen to deliver the extension to this store therefore we wish to resolve any outstanding matters as soon as possible and I look forward to discussing the matter further with you in due course.

Yours sincerely

Kate Harrison ARICS
Associate Director

cc Jim Woolhouse, Safeway Stores plc

Safeway Extensions – Proposed Range of Goods

13/10/00

The increased floorspace is required to retail non-food goods to compliment the existing product range. Predominantly, these non-food ranges will fall within five categories. These are as follows:-

Safeway @ Home

The Safeway @ Home category will encompass everyday kitchenware items designed to compliment the existing food offer, basic housewares, as well as products to brighten up the home. The types of goods sold within this category will include:

i) **Kitchen and Tableware** – Utensils (tools and gadgets), bakeware, cookware, stainless steel products, ovenware, crockery, glassware, kitchen textiles, cutlery, food storage and woodware.

ii) **Home Textiles/Bathroom Products** – Quilts, pillows, sheets, duvet covers, shower curtains, towels, bathroom accessories, bean bags, throws.

iii) **DIY** – Tools, electrical accessories and ancillary items.

iv) **Home Décor** – Candles, mirrors, frames, prints, lighting, vases and rugs etc.

Health, Beauty and Personal Care

It is intended that the existing health, beauty and personal care ranges within the store will be significantly extended. Broadly, the existing ranges within these categories will be widened and new designer ranges introduced. Associates styling, electrical and other grooming products and accessories will also be introduced.

Mother and Baby

The extended store will provide a wide range of baby toiletries, accessories, hardware and nappies/wipes. It is intended that the store will also provide a wide range of travel and safety accessories and a comprehensive range of everyday baby goods and clothing.

Home Entertainment

A dedicated area for family entertainment is proposed. This area will retail music items, videos, video games and computer games. In conjunction with the home entertainment zone, there will be an associated communications centre for the sale of mobile phones.

The extended store will include a new card and stationery area which in addition to an enhanced range of newspapers, books and magazines will retail other items such as greeting cards, stationery products, gift wrap, books and office and school equipment.

Toys and Seasonal Items

An enhanced range of toys and games and seasonal products will be retailed from the store.

PLANNING AMENDMENT

For office use only

Application No. H16/1310/00

Date Registered 29 JAN 2001

Case Officer DJR

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Safeway Stores
Houland market
Spalding

Tel. No.

NAME AND ADDRESS OF AGENT
(if form completed by agent)

DTZ Pieda cons.

Tel. No. (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

As Above

OFFICE COPY

Please complete

APPLICATION No.

This amendment **cannot be considered** unless the relevant reference is stated

H16/1310/00

Building Regulation reference relating to same development (if any)

2. Please tick **one** box only

A — Amendment is proposed where permission already granted
If yes, submit two forms and two plans. ☐

or

B — Amendment is to a proposal currently being considered
If yes, submit four forms and four plans. ☑

Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate. If the amendment relates to a current application, I agree to an extension of the terminal date.

Signed ..... Date .....

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

Extension

State details of amendments proposed

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans. Only the changes listed here will be considered.)

Revised Elevations

State drawing no's of the current submission

Has this amendment been requested by the Council? (If so, state Officer dealing with the application)

YES / NO

Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers

Has a similar amendment been submitted under Building Regulations? Yes / No

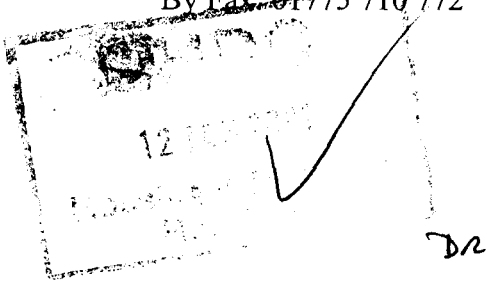
DTZ Pieda Consulting

YOUR REF:
OUR REF: P/PKW/KH/AB/00/05289-9
DIRECT TEL: 0121 697 7306
DIRECT FAX: 0121 697 7207
EMAIL: kate.harrison@dtz.com

10 January, 2001

Mr D. Roberts
Planning Officer
South Holland District Council
Council Offices
Priory Road
Spalding
Lincolnshire PE11 2XE

Without Prejudice
By Fax: ~~01775~~ 710 772



Dear Mr Roberts,

PLANNING APPLICATION FOR EXTENSION TO EXISTING SAFEWAY STORE, HOLLAND STREET, SPALDING
PLANNING: H16/1310/00

I refer to our conversations on 21st December and subsequently of today, and I write to confirm that following our meeting held on 7th December at your offices, I have discussed with Safeway your proposal regarding the existing bus station site at Spalding and whether or not Safeway would be prepared to consider contributing towards the relocation of the bus station facility and the laying out of the existing bus station site for car parking in order to compensate for the loss of 56 spaces as a result of the extension proposal before your Council.

As we discussed by telephone, I can confirm that in principle Safeway are prepared to support the idea of the provision of additional spaces to compensate for those lost, on the basis of a financial contribution to be made to the District Council in order to enable them to progress proposals for the relocation of the bus station. This offer is made on the basis that Safeway would make a financial contribution available to the District Council for a specified period of time but that the works to facilitate this relocation would not be directly tied to the implementation of the permission to extend the store.

As we discussed, Safeway do have retained Highways Consultants, Jubbs Consulting, who I can commission to cost these proposals and make a reasonable estimate to you.

As we discussed, our architects have prepared a plan identifying how the Bus Station site could reasonably be laid out to provide additional parking to support the Town Centre, and I attach a copy of this for discussion only. Full revised drawings for the purposes of formal comment on the planning application are in preparation and will be forwarded to you in due course.

I would be grateful for your response to this in principle offer, and if it is going to be reasonable to proceed on this basis, I will instruct Jubbs Consulting to look at the costing implications.

I look forward to hearing from you.

With regards.

Yours sincerely

Kate Harrison ARICS
Associate Director

c.c Jim Woolhouse – Safeway
John Benson – Dennis Lister & Associates