DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H16-0050-20**	**Applicant:**	**Springfields Horticultural Society Ltd**
Proposal:	Erection of a Wedding Pavilion		
Location:	Springfields Exhibition And Conference Centre Camel Gate Spalding		
Terminal Date:	16th April 2020		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
09	Promoting a Stronger Visitor Economy
27	Additional Retail Provision
30	Pollution

National Guidance

National Planning Policy Framework 2019

Section 6 - Building a strong, competitive economy
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
SHDC INTERNAL	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This is a full planning application for the erection of a wedding pavilion at Springfields Exhibition and Conference Centre, Camel Gate, Spalding.

The appearance of the proposed structure is typical of a traditional outdoor wedding pavilion - octagonal in shape with a pitched roof, constructed of white timber and cedar shingle. The height of the structure would be approx. 4.4m and width approx. 5m.

Site Description

The application site lies to the south of the marquee room of the Springfields Exhibition and Conference Centre. It is within an existing garden area with seating and patio area that is associated with the centre. The Springfields Garden Centre and wider Outlet Shopping Centre and Festival Gardens is located to the south.

History

No relevant recent planning history.

Consultation Responses

LCC Highways/SUDS - Does not wish to restrict the grant of permission.

SHDC Environmental Protection - No objection.

Planning Considerations

Principle

The site is not located within the settlement boundary for Spalding, as set out in the South East Lincolnshire Local Plan (2019), however it is located within the grounds of a well established exhibition and conference centre as well as being in close proximity to Springfields Shopping and Festival Garden Centre.

The site falls within the boundary of retail allocation SHR010 in the Local Plan. Policy 9 sets out circumstances in which future development within the Springfields Shopping and Festival Gardens will be supported in principle. This includes development at the Events and Conference Centre that seeks to improve the range of services available. The Centre currently holds a licence permitting civil marriage and partnership ceremonies in two rooms within the building. If this application were to be approved, it would facilitate holding weddings outdoors at the venue and thus would improve the range of services available. Policy 27 of the Local Plan also makes reference to Springfields Shopping and Festival Gardens in the context of the future creation of comparison goods floor space at that location. This policy states that any 'non-A1 uses within Site SHR010 will only be supported where the applicant can show that it is ancillary to the effective functioning of the retail allocation.' However, it is not considered that it is the intention of this policy to direct this future retail development to the application site and indeed there is a current live planning application (H16-0104-20) which shows that the intention is to develop elsewhere within the SHR010 allocation.

Furthermore, Paragraph 80 of the National Planning Policy Framework (2019) sets out that planning decisions should help create the conditions in which businesses can invest, expand and adapt. The proposal would enable the expansion of wedding services currently provided.

Taking the above into account, the proposal is considered to be acceptable in principle.

Design, Layout and Scale

The appearance of the proposed structure is typical of a traditional outdoor wedding pavilion - octagonal in shape with a pitched roof, constructed of white timber and cedar shingle. The height of the structure would be approx. 4.4m and width approx. 5m. It is in keeping with the scale the main building and adjoining garden space and would not materially harm the character and appearance of the area which is mostly dominated by commercial and retail type units.

The proposal is therefore considered to be in accordance with Policies 2 and 3 of the Local Plan. Policy 2 of the Local Plan requires development proposals to take into account sustainable development considerations such as: quality of design; and size, scale, layout, density, impact on

character and appearance of the area and the relationship to existing development. Policy 3 requires development proposals to respect the density, scale and massing of neighbouring buildings and the landscape character of the location.

Residential Amenity

There are no residential properties in close proximity to the application site and it is located within an established events and conference centre. There will therefore be no material impact on residential amenity.

SHDC Environmental Protection have no objections.

The proposal is therefore considered to accord with Policies 2, 3 and 30 of the Local Plan in respect of their provisions on residential amenity.

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 the above into account, the proposal is considered to be in accordance with Policies 2, 3, 9 and 30 of the South East Lincolnshire Local Plan (2019) as well as Sections 6 and 12 of the National Planning Policy Framework (2019).

The recommendation is therefore for a delegated approval.