DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H16-0136-20**	**Applicant:**	**Triton Property Fund**
Proposal:	Proposed extension of Unit 40a and removal of existing ATM		
Location:	40a Springfields Outlet Centre Camel Gate Spalding		
Terminal Date:	10th April 2020		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
07	Improving South East Lincolnshire's Employment Land Portfolio
08	Prestige Employment Sites
09	Promoting a Stronger Visitor Economy
24	The Retail Hierarchy
27	Additional Retail Provision

National Guidance

National Planning Policy Framework 2019

NPPF 2019.

Representations:

	Object	Support	No Obj.	Comments
WARD MEMBER	0	0	0	0

CASE OFFICER ASSESSMENT

Proposal

Proposed extension of Unit 40a to provide a lobby area and removal of existing ATM at Unit 40a.

The application is supported by a flood risk assessment.

Site Description

Unit 40a is located on the western outside section of Springfields Outlet Centre.

History

H16-0132-20. 40a SPRINGFIELDS OUTLET CENTRE. Proposed Signage. Application under consideration. Terminal date is 07-04-20.

Consultation Responses

The local Ward Members were consulted and no responses received.

Planning Considerations

Principle

The site is located outside of any settlement boundary as set out in the South East Lincolnshire Local Plan (2019) and is therefore classed as being in the countryside. However, the site falls within the area defined as Springfields Shopping and Festival Gardens in the Local Plan. Policy 9 of the Local Plan states that *development within the Springfields Shopping and Festival Gardens, as defined on the Policies Map, will be supported in principle for:*

1. facilities directly related to the functioning of the shopping centre, consistent with Policies 24 and 27;
2. development at the Events and Conference Centre that seeks to improve the range of services available; or
3. proposals which would enhance the scale, quality and biodiversity value of the Festival Gardens. Other ancillary development linked to the above uses will also be supported.

The works proposed are minor in nature and would not impact upon the functioning of the centre or the wider retail offer of the District. It is considered that in principle the development is acceptable.

Visual appearance

The proposed works would accord with the materials and design of the elevations to which the alterations and minor extension is proposed and would be in keeping with the host building. The development is in accordance with the policies of the SELLP set out above.

Conclusion

The works are minor in nature and are considered to be in accordance with the intentions and guidance of the South East Lincolnshire Local Plan and the NPPF 2019.

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.