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ID Planning
7th Floor
The Balance
2 Pinfold Street
Sheffield
S1 2GU

TOWN AND COUNTRY PLANNING ACT 1990

FULL

Reference: H16-0645-17 **Date of Decision:** 13th September 2017

Applicant: UBS Triton Property Fund
C/O Slr Outlets Ltd
Springfield'S Outlets Shopping
Camelgate
Spalding Lincs
PE12 6EU

Location: Springfields Outlet & Festival Gardens Camel Gate Spalding Spalding

Description: Proposed Family Entertainment Centre, including change of use of Playbarn from Class D1 (leisure) to Class A3 (cafe and restaurant) use and associated works

South Holland District Council hereby give notice that this application has been GRANTED (or equivalent) subject to the following condition(s):

1 The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2 The development hereby permitted shall be carried out in accordance with the following approved plans:
Dwg. no. 3841-73-EX02;
Dwg. nos. QQ1395_(90)001A, QQ1395_(90)005A, QQ1395_(90)006 and QQ1395_(90)007;
Details of Springfields Play Scheme Leisure Area - Family Entertainment Centre (Version 4 dated 12 April 2017), including Location Plan v4, Labelled Plan v4, Perspective Overview, drawings of JCB Young Drivers Area, Entrance, Building Site, Construction

Area and Shops, drawings of the Picnic, Outdoor Seating, Undercover Infant and Infant Sand Play Areas and Sand Play Unit, plus drawings of Panning for Gold Area; Train Station and High Top Hobbit Village.

Reason: For the avoidance of doubt and in the interests of proper planning.

3 Full details of a foul water drainage strategy shall be submitted to and approved in writing by the Local Planning Authority. The scheme so approved shall be implemented in accordance with the approved details before any part of the development to which it relates is brought into use.

Reason: To ensure that the site is adequately drained and to prevent environmental and amenity problems arising from flooding.
This Condition is imposed in accordance with Policies SG12 and SG13 of the South Holland Local Plan 2006 and advice within Section 10 of the National Planning Policy Framework.

4 No drainage works shall commence until a surface water management strategy has been submitted to and approved in writing by the Local Planning Authority. No hard-standing areas shall be constructed until the works have been carried out in accordance with the surface water strategy so approved.

Reason: To ensure that the site is adequately drained and to prevent environmental and amenity problems arising from flooding.
This Condition is imposed in accordance with Policies SG11 and SG13 of the South Holland Local Plan, 2006 and national guidance contained in Section 10 of the National Planning Policy Framework, 2012.

Notes:

The Local Planning Authority has acted positively and proactively in determining this application by assessing it against all material considerations, including national guidance, planning policies and representations that have been received during the public consultation exercise, and subsequently determining to grant planning permission.

This decision notice, the relevant accompanying report and the determined plans can be viewed online at http://planning.sholland.gov.uk/OcellaWeb/planningSearch



Paul Jackson
Place Manager
South Holland District Council

BUILDING REGULATIONS:
This decision refers only to planning permission as granted under the Town and Country Planning

Act 1990. The works that you are proposing may also require Building Regulations and this planning permission does not give authority under Building Regulations to commence work. Please contact the Building Control section for further information on 01775 764557 or bcadmin@sholland.gov.uk

RIGHTS OF APPEAL

Appeals to the Secretary of State

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or grant consent subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990 or Section 20 of the Planning (Listed Building and Conservation Areas) Act 1990.

Timescales for appealing

The deadlines for appeals are calculated from the **date of decision** and are as follows for the types of applications below:

12 Weeks	6 Months	8 Weeks
Householder Applications	Planning Permission	Consent to Display Adverts
Minor Commercial Development	Listed Building Consent	
Agricultural Determinations	Other Prior Approval Applications	
Householder Prior Approval Applications		

Enforcement Notices

If an enforcement notice was served prior to the planning application being determined then the deadline for appealing is 28 days from the date of the **planning refusal**

If an enforcement notice is served after the planning application is determined then the deadline for appealing is 28 days from the date of the **enforcement notice** OR **the timescales stated above for each application type** from the date of the planning refusal - whichever is sooner.

All appeals must be made using an Appeal Form which you can get from The Planning Inspectorate at Temple Quay House, 2 The Square, Bristol, BS1 6PN (tel: 0303 444 5000) or you can submit your appeal online at:

http://www.planningportal.gov.uk/planning/appeals/online/makeanappeal

The Secretary of State can allow a longer period for giving notice of an appeal but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the

provisions of the development order and to any directions given under the order. In practice the Secretary of State does not refuse to consider appeals solely because the Local Planning Authroity based its decision on a direction given by him.

For detailed information on appeals, appeal types and guidance on the appeals process please visit:

http://www.planningportal.gov.uk/planning/appeals/planningappeals

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grant it subject to conditions the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of the Part VI of the Town and Country Planning Act 1990 or Section 32 of the Planning (Listed Building and Conservation Areas) Act 1990.

Compensation

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

These circumstances are set out in Section 114 and related provisions of the Town and Country Planning Act 1990 and Section 27 of the Planning (Listed Building and Conservation Areas) Act 1990.