DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H16-1019-18**	**Applicant:**	**Springfiels Horticultural Society Ltd.**
Proposal:	Proposed Bird Watching Hide		
Location:	Spalding Horticultural Camel Gate Spalding		
Terminal Date:	5th December 2018		

Planning Policies

Local Plan July 2016:

SG14	Design and Layout of New Development
SG18	Landscaping of New Development

National Guidance

National Planning Policy Framework 2018

Section 12. Achieving well-designed places

Representations:

	Object	Support	No Obj.	Comments
WARD MEMBER	0	1	0	0
IAN MARSHMAN, HISTORIC ENVIRONMENT OFFICER	0	0	0	1

CASE OFFICER ASSESSMENT

This is a full planning application for a bird watching hide at Festival Gardens, Camel Gate, Spalding.

The site location is Springfield Garden Festival which is a vast landscaped area adjacent to rear of Springfield Outlet Shopping and Leisure. A pond is in close proximity to north, an enclosed area is to north-east and large fountain pool is further to west. The land is laid in lawn, an ornamental fountain is some metres away and some trees and plants would be around the proposal.

The location is within the defined settlement limits of Spalding as set out in South Holland Local Plan (2006). The principle of development is therefore acceptable unless material considerations dictate otherwise. Policy 9 of South East Lincolnshire Local Plan (Publication Version, March 2017)

lays down that proposals "which would enhance the scale, quality and biodiversity value of the Festival Gardens" will be supported. The emerging plan is ahead of adoption so that greater weight is given to this policy than any other similar of the 2006 Local Plan.

The proposed bird watching hide would be approximately 6.2 metres deep and 3.40 metres wide. A shed roof would be on top of the structure. The maximum height would be 3.02 metres whereas the shortest height 2.26 metres. Having regard these dimensions and those of the elements in the immediacy, the proposal would be commensurate with the surrounding site features in terms of scale, massing and bulking.

The walls will be made of treated timber horizontal logs. EPDM membrane would be used as roof. The entire unit would site on a concrete base. The development also includes the opening of a new path which would have gravel permeable topping. The external materials would be acceptable and provide a sympathetic appearance in relation to the garden environment.

Three slot windows for bird watching would be located on the northern elevation facing the pond and the rear roof slope would be backwards towards the south.

The trees and fountain would contribute to mitigate the visibility of the structure from the paths. The hide is located fairly set back from them. The visual impact of the development would not be considerable in view of its dimensions.

In conclusion, the presence of proposed development would not materially harm the site and provide in fact an opportunity to enjoy the biodiversity value of the Festival Gardens.

The County Council Historic Environment Officer has states there would be no archaeological impact. A ward member has not raised any objection.

It has been proactively engaged with the SHDC Tree Conservation Officer who has concluded no detrimental impact would be made upon the biodiversity of the gardens.

No other representations has been made.

In light of considerations above, the proposals are in accordance with Policy SG14 and SG18 of South Holland Local Plan (2006) as well as Section 12 of National Planning Policy Framework (2018).

It is therefore recommended to approve this planning application via delegated decision.