

[] Full Planning Permission

S/090/01920/21

APPLICANT: Butlins Skyline Limited,

VALID: 16/09/2021

AGENT: Walsingham Planning,

PROPOSAL: Planning Permission - Erection of playground equipment to a maximum height of 14.1m and extension and alterations to existing cafe building to provide a covered seating area. Existing tennis courts to be removed.

LOCATION: BUTLINS RESORT, ROMAN BANK, INGOLDMELLS, SKEGNESS, PE25 1NJ

FOR DELEGATED APPLICATIONS USE THE FOLLOWING:-

1.0 THE SITE AND SURROUNDINGS

1.1 The application site is located on the eastern side of the main Butlins complex, itself on the eastern side of Roman Bank. The site itself is 4 hard tennis courts which are underused and a grassed area to the south west of the tennis courts. To the west is a large steel clad portal frame building currently used as a snooker hall, soft play area, bar and education area. To the east are parking areas, then the sea defences with the promenade to the North sea, while to the north is old single storey accommodation blocks and to the south are newer two storey accommodation.

2.0 PROPOSED DEVELOPMENT

2.1 The proposal has two main elements as follows;

a) A large play area is proposed on the site of the tennis courts to suit all ages and abilities. The most significant structures are 3 cylindrical towers fairly centrally located each with a stainless steel slide measuring from 7.8-14.1m tall. They are built of steel with poly carbonate panels in a range of colours. The tops of the towers would be lit and LED lighting used throughout the area.

b) Part of the existing portal frame building to the west is altered to provide openings and glazed screens to provide a coffee hub. Outside canopies are constructed to provide shelter to an outside seating area. In the existing grassed area a tensile fabric canopy is to be provided over a further seating area.

Landscaping around this area will be provided to enhance the existing trees and shrubs.

3.0 CONSULTATION

Consultees

PARISH COUNCIL -Support

LCC HIGHWAYS AND LEAD LOCAL FLOOD AUTHORITY - No obs

ENVIRONMENTAL SERVICES (Environmental Protection) - n/r

ENVIRONMENTAL SERVICES (Drainage) - n/r

ENVIRONMENTAL SERVICES (Contamination) -n/r

ENVIRONMENT AGENCY- Refer to Standing advice/no objections

LCC HISTORIC ENVIRONMENT OFFICER- No archaeological input required

Publicity – SN

Neighbours

- No comments received

4.0 RELEVANT PLANNING HISTORY

4.1 N/A

5.0 PLANNING CONSIDERATIONS

Planning Policy:

East Lindsey Local Plan:

SP1
SP2
SP10
SP17
SP26

National Planning Policy Framework

Officer Assessment:

5.1 The main issue in this case is whether this proposal is appropriate in this location

Policy SP10 of the local plan deals with design and states in part in subsection 2 that development in terms of scale, height and materials should reflect the character of the surrounding area. Policy SP17 deals with the coastal part of East Lindsey within which Ingoldmells falls, and states in subsection 2 in part, that the council will give high priority to development that extends and diversifies the tourism market. Policy SP21 deals with Coastal

Employment and states in Subsection 3 in part that the Council will support the rural coastal economy by supporting development in the large villages where it provides local employment and helps to support local businesses. Policy SP26 deals with sport and recreation and states in part that the Council will support development which facilitates the Council's aspiration to increase participation in physical activity. It goes on to say that development which results in a loss of outdoor sports will only be supported if the development is for alternative recreational provision.

In this policy context the design of the play area and the other alterations is reasonable having regard for the diverse range of design, scale and materials in this area and particularly on the Butlins camp. In any event the site is screened on 3 sides by a backdrop of existing large scale buildings so there is no harm to the character of the area by this scale and design of structures/alterations so it is considered there is compliance with Policy SP10 of the local plan.

The proposal provides a new facility on the site given its large scale and nature, and the coffee hub resulting from the alterations is also something new that may generate additional jobs at the site. With regard to the loss of the 4 tennis courts this is regrettable but nevertheless they are underused and they are not a public facility, and are to be replaced by a huge outdoor play complex suitable for exercise and climbing for all ages and abilities. Given these factors it is considered the proposal complies with Policies SP17 SP21 and SP26 of the local plan.

5.2 Other Matters

There is a small listed building some 75m north east of the application site known as the Gardeners Office. Given the number of intervening buildings and distance between the listed building and the proposed development it is considered the way the building is experienced will not be affected in that views of it will not be affected. In effect there is no harm to the significance of the listed building including its setting.

6.0 RECOMMENDATION APPROVE

RECOMMENDATION:

subject to the following conditions:

1. Full Permission

The development hereby permitted must be begun not later than the expiration of four years beginning with the date of this permission.

Reason: To take account of the present restrictions on implementing permissions, in order to assist the recovery and in order to comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall only be undertaken in accordance with the following approved plans;

IPL _21 _363/13 _099 02-LPA	13th September 2021
IPL _21 _363/13 _104 04-LPA	8th September 2021
IPL _21 _363/13 _101 05-LPA	13th September 2021
5IPL _21 _363/13 _102 05-LPA	13th September 2021
IPL _21 _363/13 _103 05-LPA	13th September 2021
IPL _21 _363/13 _107 02-LPA	16th September 2021

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

3.

This planning application was acceptable, as submitted, and complies with the Development Plan Policies, and the National Planning Policy Framework. As such no negotiations were necessary in this case.

Note for applicant

The Environment Agency advise in their Standing Advice that essential electrical equipment is set above the 0.1% breach event depth in the climate change (2115) scenario
