

[ ] Full Planning Permission

S/090/02087/21 **APPLICANT:** Butlins Skegness,

**VALID:** 05/10/2021 **AGENT:** Walsingham Planning,

**PROPOSAL:** Planning Permission - Extension and alterations to the existing performance venue and retention of enhanced venue on permanent basis.

**LOCATION:** BUTLINS SKEGNESS, 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 within the Butlins complex on the eastern side of Roman Bank. The site itself was formerly a large graveled area at the rear of the Skyline Pavilion entertainment centre and it is now the site of a large new show bar and entertainment centre approved under lpa Ref S/90/2215/20. To the south is a large indoor sports centre and to the north a restaurant and holiday accommodation block.  
Further to the south and north are more facilities and accommodation on the Butlins complex while to the east is a grassed area, parking spaces and then the promenade and beach.

**2.0 PROPOSED DEVELOPMENT**

- 2.1 When the building was originally approved it was to be for a temporary period of 3 years at the applicants request. They now wish to retain the building on a permanent basis and carry out extensions and alterations as follows;

**a) On the north side of the building which would be the main customer entrance area on a vacant area of land, a lean to extension is proposed to house toilets, office cellar and bar area with seating.**

**b) On the east side of the building on part of a grassed area an area and where the building heaters and flues are located a lean to extension is proposed to house what is known as performance services housing the toilets and dressing rooms , crew room and stores. The heating flues and fuel tanks would be relocated on the east side of the extension.**

**The materials for the extension would match the existing grey cladding on the building.**

**The application is accompanied by a Design and Access Statement**

**including a FRA**

### **3.0 CONSULTATION**

#### **Consultees**

PARISH COUNCIL -Support

LCC HIGHWAYS AND LEAD LOCAL FLOOD AUTHORITY - no obs

ENVIRONMENTAL SERVICES (Environmental Protection) - No objections

ENVIRONMENTAL SERVICES (Drainage) - n/r

ENVIRONMENTAL SERVICES (Contamination) -n/r

EMERGENCY PLANNING OFFICER-n/r

ENVIRONMENT AGENCY-Conditional Support-Plus need to make sure an agreed Evacuation plan is in place- plus note for DN

ANGLIAN WATER- No objections-Note for DN

#### **Publicity – SN/PN**

#### **Neighbours**

- No comments received

### **4.0 RELEVANT PLANNING HISTORY**

- 4.1 On 26th January 2021 under lpa Ref S/90/2215/20 planning permission was granted for the erection of a building to accommodate a performance stage and seating for a temporary period of 3 years expiring on the 26th January 2024.

- 4.2 **There is currently a** Section 73 application, lpa Ref S/90/1996/21, in relation to condition no. 4 (opening hours) as imposed on planning permission reference no. S/090/02215/20 which was for erection of a building to accommodate a performance stage and seating still under consideration, to extend the opening hours until 2.00am

### **5.0 PLANNING CONSIDERATIONS**

#### **Planning Policy:**

#### **East Lindsey Local Plan:**

##### **SP10 Design**

SP17 Coastal East Lindsey

SP21 Coastal Employment

## National Planning Policy Framework

### Officer Assessment:

- 5.1 The main planning issues in this case are considered to be:
- **Whether this proposal is appropriate in this location and flood risk**
- 5.2 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.

The original concept was to apply for a temporary facility as reaction to demand following some relaxation of measures after the worst of the pandemic. The success of the venue has been overwhelming so it is now needed on a permanent basis with enhanced facilities to secure interest and drive sales of holidays at the site.

In this policy context the design of the extensions are 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 existing larger scale buildings so there is no harm to the character of the area by this scale and design of building so it is considered there is compliance with Policy SP10 of the local plan.

The proposal provides enhancement to the stage and show facility to the site and provides more indoor space for visitors in perpetuity. Furthermore as result of the entertainment venue consolidating on the site as a result of this proposal some 150 employees will be retained. Given these factors it is considered the proposal complies with Policies SP17 and SP21 of the local plan.

### Other matters

- 5.3 With regard to flood risk the finished floor levels of the extensions will match the existing building and the applicants will follow the EA Standing advice for such site located in Danger for All including

placement of services above 1.2m. The EA have advised they are satisfied with the FRA and suggest a condition be imposed relating to that. They also require a Flood Warning and Evacuation Plan to be submitted and agreed but when the original building was approved in January 2021 the Evacuation Plan submitted at that time was to the satisfaction of the Emergency Planning Officer so a condition is suggested cross referencing back to that document.

- 5.4 In terms of the opening hours, like the Section 73 application (1996/21) the intention is to use the building, as now proposed, to open until 2:00am to meet customer demand and extend the customer offer of events at the building. To mitigate the noise emissions from the premises it is intended to use a concept known as "silent disco" between the hours of 11:00pm to 2:00am. This means that the guests in the premises will get a set of headphones and music is then relayed via a local wireless network.

The site of this building is located on the eastern side of the existing complex behind existing buildings. Therefore it is not near dwellings, but despite this and to take a cautious approach in terms of preventing harmful noise emissions from the premises the applicants consider this concept will allow events to take place up to 2:00am without any adverse impacts on residents in the wider area.

Environmental Services have advised that they have no objections to this particular proposal but on the Section 73 application (S/90/1996/21), colleagues in Environmental Services have advised that subject to mitigation they don't object to the application to extend the operating hours, the mitigation being that the building operates under the silent disco concept after 2300hrs, and also after 2300hrs no amplified music shall be played, all in accordance with details as set out in the Technical Note which accompanies application number S/90/1996/21. Given this proposal will be a revamp of that same building it is necessary to impose these same mitigation conditions on this proposal.

These conditions are therefore suggested and the proposal is therefore now considered to be reasonable and can be supported.

## **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-21-363/12-100	06-LPA	5th October 2021
IPL-21-363/12-099	04-LPA	5th October 2021
IPL-21-363/12-101	04-LPA	5th October 2021
IPL-21-363/12-104	05-LPA	5th October 2021
IPL-21-363/12-103	02-LPA	5th October 2021
IPL-21-363/12-107	01-LPA	5th October 2021

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

3. The development hereby permitted shall be carried out in accordance with the measures set out in the Flood Risk Assessment dated 31st August 2021, including finished floor levels shall be no lower than the existing temporary building; and Flood resilience and resistance measures to be incorporated into the proposed development as stated . Furthermore the development shall be carried out in accordance with the measures set out in the Evacuation Plan dated November 2020 which accompanied application number S/90/2215/20.

The mitigation measures shall be fully implemented at all times the building is being used

Reason: To reduce the risk of flooding to the proposed development and future users in accordance with paragraph 164 of the National Planning Policy Framework.

4. The building the subject of this application shall not be open for customers outside the following times:

08:00 hrs on one day to 02:00 hrs on the following day, and between 23:00hrs and 0200hrs the building shall be operated as a silent disco only as set out in Technical Note 001 accompanying application number S/90/1996/21.

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Reason: In the interests of the amenity of local residents. This condition is imposed in accordance with paragraph 185 of the National Planning Policy Framework.

5. [Notwithstanding condition 4 there must be no amplified music played on the premises between 2300hrs and 0200hrs](#)

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Reason: In the interests of the amenity of local residents. This condition is imposed in accordance with paragraph 185 of the National Planning Policy Framework.

6.

The Local Planning Authority have worked with **the applicants and their agent** in a positive and proactive manner to seek solutions to issues arising, **prior to submission of the application** and now consider the proposal is acceptable and there is compliance with the relevant Development Plan Policies cited above and also the National Planning Policy Framework.

A letter dated 15th November 2021 has been received from Anglian Water for the applicants attention.

A letter dated 24th November 2021 has been received from the Environment Agency for the applicants attention

A copy of these documents can be viewed on the Councils website

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