

[] Full Planning Permission

S/090/02215/20

APPLICANT: Butlins Skyline Limited,

VALID: 11/12/2020

AGENT: Walsingham Planning,

PROPOSAL: Planning Permission - Erection of a building to accommodate a performance stage and seating.

LOCATION: BUTLINS FUNCOAST WORLD, ROMAN BANK, INGOLDMELLS, SKEGNESS, PE25 1NJ

1.0 REASONS FOR COMMITTEE CONSIDERATION

1.1 The proposal falls within the Council's scheme of delegation.

2.0 THE SITE AND SURROUNDINGS

2.1 The application site is located within the Butlins complex on the eastern side of Roman Bank. The site itself is a large gravelled area at the rear of the Skyline Pavilion entertainment centre, between a large indoor sports centre and 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 and then the promenade and beach

3.0 DESCRIPTION OF THE PROPOSAL

3.1 The proposal is to erect a temporary building for up to 3 years so that the indoor visitor capacity at the site can increase, but at the same time comply with the covid restrictions. The building would house a stage and have a seating capacity of 860. The building would be 65m long x 40m wide and the height in the centre is 10m which is lower than all the surrounding buildings. The walls would be built of grey panels and the roof of white PVC fabric. By allowing more visitors on site, significantly more staff can then be employed getting some 150 staff off furlough, if this proposal is permitted.

Surface water disposal would be via filter drains and a detention basin which will attenuate flows into the private drains on the site which has not given rise to any concerns from consultees. Foul water would go into the existing system and in any event this building would serve visitors already on the site.

The application is accompanied by a Flood Risk Assessment, a Planning Statement, a Design and Access Statement, and a Noise Impact assessment (submitted later at request of EH)

4.0 CONSULTATION

- 4.1 Set out below are the consultation responses that have been received on this application. These responses may be summarised and full copies are available for inspection separately. Some of the comments made may not constitute material planning considerations.

Publicity

- 4.2 The application has been advertised by means of a site notice displayed on a post at the front of the site.

Consultees

- 4.3 PARISH COUNCIL -Support
- 4.4 LCC HIGHWAYS AND LEAD LOCAL FLOOD AUTHORITY - No obs plus note for applicant re drainage
- 4.5 ENVIRONMENTAL SERVICES (Environmental Protection) - requested a Noise Impact assessment (NAA)- Reconsultation following receipt of NAA- [If you are minded to approve the application can you condition that the proposed venue will not be used after 23:00](#)
- 4.6 ENVIRONMENTAL SERVICES (Drainage) - n/r
- 4.7 ENVIRONMENTAL SERVICES (Contamination) -n/r
- 4.8 ECONOMIC DEVELOPMENT- 1) The development activity is linked to a Greater Lincolnshire Local Enterprise Partnership priority sector (Tourism); and; (2) We would encourage the developer to ensure all development activity focuses on quality, season extension and enhancing the visitor experience
- 4.9 EMERGENCY PLANNING OFFICER- The FRA is fit for purpose in event of a flood
- 4.10 ENVIRONMENT AGENCY- No objections plus note for applicant
- 4.11 ANGLIAN WATER- No objection plus note for applicant

Neighbours

- 4.4 n/a
- 4.5 The Ward Councillor is aware of the application via the Weekly List.**

5.0 RELEVANT SITE HISTORY

- 5.1 None

6.0 PLANNING POLICY

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the development plan unless material considerations indicate otherwise. The Development Plan comprises of the East Lindsey Local Plan (adopted 2018), including the Core Strategy and the Settlement Proposals Development Plan Document; and any made Neighbourhood Plans. The Government's National Planning Policy Framework (NPPF) is a material consideration.

East Lindsey Local Plan SP10 Design

SP17 Coastal East Lindsey
SP21 Coastal Employment

National Planning Policy Framework

7.0 OFFICER ASSESSMENT OF THE PROPOSAL

Main Planning Issues

- 7.1 The main planning issue in this case is considered to be:
- **Whether this proposal is appropriate in this location**
- 7.2 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.

In this policy context the design 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 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 a further stage and show facility to the site and provides more indoor space for visitors during the period of expected Covid restrictions, which mean that the upper limit on numbers visiting the site can increase from the 60% capacity currently, such restriction is in place due to the current

entertainment venue space. Furthermore as a result of entertainment venue space increasing on the site as a result of this proposal some 150 employees who are currently furloughed can return to work which in turn helps the local employment situation by getting staff back to work. Given these factors it is considered the proposal complies with Policies SP17 and SP21 of the local plan.

7.3 Other Matters

Environmental health requested a noise impact assessment because they considered the roof material offered little noise attenuation. The noise assessment in summary stated that the building would cease to be used at 2300 hours and there would be a noise limiter on levels to ensure no levels above 100dBA. Background noise levels have been taken and overall the report concludes that there is a low likelihood of a negative impact at the nearest residential receivers.

Environmental Health have considered the report and advised that the building not be used after 11:00pm. This condition is therefore imposed accordingly and has the support of the applicants.

8.0 CONCLUSION

8.1 The proposal is reasonable in terms of setting and design in the context of the Butlins site and is a much needed facility to allow a greater capacity of visitors at the site by increasing entertainment floor space for 3 years. It also has the benefit of bringing some 150 people currently off work back into the work environment. It is considered the proposal therefore complies with policies SP10, SP17 and SP21 of the local plan

8.2 This conclusion has been arrived at having taken into account all other relevant material considerations, none of which outweigh the reasons for the officer recommendation made below.

10.0 OFFICER RECOMMENDATION APPROVE

RECOMMENDATION:

subject to the following conditions:

1. The building hereby permitted shall be removed and the land restored to its former condition on or before ...**(3 years from date of Decision)**.

Reason: In order to comply with the applicants requirements and to prevent flood risk issues arising from the development

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

2015-WOO-SKG-00-DR-A-105	Rev B	11th December 2020
2015-WOO-SKG-00-DR-A-001	Rev G	11th December 2020
2015-WOO-SKG-00-DR-A-100	Rev G	11th December 2020
2015-WOO-SKG-00-DR-A-104	Rev C	11th December 2020
2015-WOO-SKG-00-DR-A-402	Rev C	11th December 2020
2015-WOO-SKG-00-DR-A-101	Rev D	11th December 2020
2015-WOO-SKG-00-DR-A-400	Rev C	11th December 2020
2015-WOO-SKG-00-DR-A-300	Rev A	11th December 2020
2015-WOO-SKG-00-DR-A-401	Rev C	11th December 2020
2015-WOO-SKG-00-DR-A-102	Rev C	11th December 2020

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, including the Evacuation Plan, as set out in the document submitted with the application dated November 2020**

The mitigation measures shall be fully implemented prior to the building being brought into use and so maintained thereafter.

Reason: To reduce the risk of flooding to the proposed development and future users in accordance with paragraph 163 of the National Planning Policy Framework.

4. The temporary building hereby permitted shall not be open for customers outside the following times:

0800hrs to 2300 hours

Reason: In the interests of the amenity of local residents. This condition is imposed in accordance with paragraph 127 of the National Planning Policy Framework.

5. No negotiations have been necessary because scheme is acceptable:

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.

A letter dated 21st December 2020 has been received from Lincolnshire County Council Highways Team for the applicants attention

A letter dated 6th January 2021 has been received from the Environment Agency for the applicants attention

A letter dated 8th January 2021 has been received from Anglian Water for the applicants attention

Copies of these documents can be viewed on the Councils website
