

[] Full Planning Permission

S/090/00359/22 **APPLICANT:** Butlins Skyline Limited,

VALID: 15/03/2022 **AGENT:** Walsingham Planning,

PROPOSAL: Planning Permission - Internal alterations to existing building to provide an arcade with associated facilities on site of part of the existing building which is to be removed, relocation of existing fairground rides mounted on new bases, provision of additional fairground rides and provision of lighting columns.

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

FOR DELEGATED APPLICATIONS USE THE FOLLOWING:-

1.0 THE SITE AND SURROUNDINGS

1.1 The application site is the exiting fairground and the site of a disused entertainment/arcade building, at the Butlins main camp which is located on the eastern side of the A52 Roman Bank .

The fairground is located on the roadside but at a lower level than the road itself and is virtually surrounded by accommodation, car parking and other attractions in the Butlins complex to the north, south and east. The large building to the east of the site is used as a family entertainment centre/arcade

On the opposite side of Roman Bank to the west of the site is land in the control of the applicants used for caravan development and then further to the south west are a pair of semi detached bungalows, another small caravan site and a Fish and Chip shop at the junction with Walls Lane.

2.0 PROPOSED DEVELOPMENT

2.1 The following are the main components of this proposal;

a) Many of the existing rides are retained either in their existing position or repositioned within the fairground

b) 3 new rides are proposed two of which are at the northern end of the fairground and the other at the southern end. These are a trampoline ride (6m tall) and a swing ride, being some 4.3m tall. The tallest of the 3 new rides is one at the northern end known as a Tower ride which is now 15m tall (was originally to be 27m tall)

c) New lighting columns are proposed some 4.5m high throughout the site

d) Fairly central and to the rear of the new fairground, new rides, a landscaped area and a seating area is proposed where a building is to be demolished.

e) A building used for family entertainment at the rear of that to be demolished, has the north and west facades changed to provide new steel cladding in red and anthracite colours. Modern aluminium doors are provided into these elevations and an insulated roller shutter door is to be provided in the west elevation for loading large plant and equipment between the entertainment venue and the fairground.

f) Trees in planters are to be distributed around the site

3.0 CONSULTATION

Consultees

SKEGNESS TOWN COUNCIL -Skegness Town Council does not wish to comment on this application as it is outside the parish of Skegness and Winthorpe

LCC HIGHWAYS AND LEAD LOCAL FLOOD AUTHORITY - No obs

ENVIRONMENTAL SERVICES (Environmental Protection) - No Comments

ENVIRONMENTAL SERVICES (Drainage) - n/r

ENVIRONMENTAL SERVICES (Contamination) -n/r

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.

LINCOLNSHIRE POLICE - No objections

PROPERTY STRATEGY LCC- No comments in relation to education

ENVIRONMENT AGENCY- NO OBJECTIONS but suggest a FWAP is submitted prior to determination

EMERGENCY PLANNING OFFICER- Suggest that a FWAP for this area would be incorporated in to their existing evacuation plan as the use of the site isn't being changed in any way by introducing new fairground rides. Now advised -happy with the existing evacuation plan for the proposed reorganisation of the site.

Publicity – SN/PN/NN

Neighbours

No comments received

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4.0 RELEVANT PLANNING HISTORY

4.1 None directly relevant

5.0 PLANNING CONSIDERATIONS

Planning Policy:

East Lindsey Local Plan:

SP1

SP2

SP10

SP17

SP21

National Planning Policy Framework

Officer Assessment:

5.1 The main issues in this case are (a) whether the new rides in the fairground are acceptable and (b) whether noise and disturbance from the revised and extended fairground would cause harm to occupiers of property in the locality.

5.2 The application site is within the main part of Butlins site within the Large village of Ingoldmells as set out in Policy SP1 of the local plan reflecting its level of services and facilities.

Policy SP10 of the local plan deals with design and states in section 2 in part that the scale and height of new development should reflect the character of the 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 a large part of the proposal amounts to retaining existing rides but in addition there are new rides of a similar scale to the existing, aside from one that is larger. At the northern end of the site and set back from the road a ride known as the Tower Ride is proposed which is some 15m tall. Existing rides at the site are some 8m tall so this ride is taller than others

currently in the fairground. However this has to be considered in the context of the structures to the north of this site on the Butlins complex such as the Flume Tower at the pool complex which is 28m high and the taller tensile roof on the entertainment centre, which is some 39m to the ridge, so against that backdrop of tall structures it is not considered the Tower Ride would look significantly prominent or harmful to the wider character of the area. Furthermore investment in the fairground and enhancements to the adjoining entertainment centre on the site will help to consolidate local employment and support one of the districts largest employers as set out in the Policy criteria in SP21.

5.3 Turning to noise and disturbance to residences in the locality the nearest are some bungalows 40m to the west separated from the site by Roman Bank while to the south is a dwelling on the Old Roman Bank/Roman Bank junction some 190m from the site. Paragraph 185 advises that planning decisions should take into account the likely effects on living conditions and in this context the views have been sought from the Councils Environmental Protection Team, mindful of the existence of the long established fairground on the application site . They have raised no objections in this case and indeed no objections have been received from local residents.

5.4 Other Matters

The EA have no objections but consider that a FWAP be provided. The Council Emergency Planning Officer has been consulted and advised that it should be incorporated in to their existing evacuation plan as the use of the site isn't being changed in any way by introducing new fairground rides. On that basis the applicants have provided the Flood Evacuation Plan for the site and the Emergency planning officer has reaffirmed he is satisfied with the existing site evacuation plan which is already in place, for the proposed reorganisation of the fairground

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;

IPL18_131.62_101	02-LPA	24th February 2022
IPL18_131.62_102	03-LPA	24th February 2022
IPL18_131.62_104	12LPA	7th March 2022
IPL18_131.62_105	10-LPA	24th February 2022
IPL18_131.62_118	03-LPA	20th May 2022
IPL18_131.62_120	01-LPA	9th March 2022
IPL18_131.62_119	01-LPA	7th March 2022
9 Z61 400 000A		24th February 2022

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

- 3.

The Local Planning Authority have worked with **the agent** in a positive and proactive manner to seek solutions to issues arising, **during consideration 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.
