

[] Full Planning Permission

S/090/00494/22 **APPLICANT:** Butlins Skyline Limited,

VALID: 16/03/2022 **AGENT:** Walsingham Planning,

PROPOSAL: Planning Permission - Siting of 60no. staff accommodation pods and 6no. staff canteen pods.

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 located on the western side of Roman Bank on the opposite side of the road from the main complex where the attractions are located.

The site itself is surrounded by Butlins land and is a touring caravan site area. To the east of the site is more touring caravans areas while to the north is Butlins static caravan area. To the west of the site is a grassed area with a mound and some planting and then Back Lane. To the south is more grassed areas and some planting and then a bungalow with static caravans.

The site has an area of 0.78h

2.0 PROPOSED DEVELOPMENT

- 2.1 The proposal is to site 60 small accommodation pods for staff accommodation with a staff canteen for 18 months only. The pods are like small portacabins plumbed to provide water and foul drainage. The pods would be used as temporary accommodation while their own on site accommodation is upgraded and repaired and then they would be removed at that end of that period stated to be by February 2024.

They measure 2.3m x 3m and have a flat roof and 6 would be used for canteen facilities.

The proposed pods will receive rainwater over their roofs which is discharged onto the ground, in the exact same way as a caravan. The site has a drainage network including gully's at road edges and natural percolation into the ground which is functional, and the proposed pods, sought on a temporary basis, will not alter this. However the applicants agent has advised given concerns from the Highway Authority over surface water drainage that as above the drainage will be via soakaway and are happy that the drainage strategy can be conditioned to run alongside the temporary permission period.

The application is accompanied by a Flood Risk Assessment

3.0 CONSULTATION

Consultees

PARISH COUNCIL -Support

LCC HIGHWAYS AND LEAD LOCAL FLOOD AUTHORITY - Details of surface water requested- Sent FRA for comment and now advised-Satisfied with the proposed use of soakaways so there is no need for a drainage condition

ENVIRONMENTAL SERVICES (Environmental Protection) - n/r
ENVIRONMENTAL SERVICES (Drainage) - n/r

ENVIRONMENTAL SERVICES (Contamination) -n/r

ENVIRONMENT AGENCY- Raise a number of concerns but overall support a temporary consent as set out in section 5.3 below

LINDSEY MARSH IDB-Letter sent re bylaws 20/4

EMERGENCY PLANNING OFFICER-I'm satisfied that the current FWAP presented for this application compliments the current Flood Evacuation Plan for the Butlins complex. As such I am happy to support. Clearly the EA have some concerns regarding the occupation during the winter months, however my comments are limited to the suitability of the FWAP in the event of a flood occurring.

Publicity – SN/NN

Neighbours

None

4.0 RELEVANT PLANNING HISTORY

4.1 None

5.0 PLANNING CONSIDERATIONS

Planning Policy:

East Lindsey Local Plan:

SP1
SP2
SP17
SP21

National Planning Policy Framework

Officer Assessment:

5.1 The main planning issue in this case is considered to be:

- **Whether this proposal is appropriate in this location**

- 5.2 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 development will address a need required by one of the districts largest tourism employees by providing some staff accommodation while their permanent accommodation is upgraded. It also reinforces the need to support local employment at this site which is open for much of the year. Also there are no concerns relating to landscape impact given the site is part of a larger touring and static caravan area.

In principle the proposal is reasonable and is supported by policies SP17 and SP21 of the local plan

5.3 Other matters

With regard to flood risk the site is in Flood Zone 3, Hazard Zone Danger for Most. Following receipt of an amended FRA the main findings of the Environment Agency (EA) are as follows; the development is highly vulnerable due to it being occupied at times of year when the likelihood of today flooding is at its highest and secondly the type of structure is akin to that of a caravan. Given the hazard zone in which this site falls it could experience depths up to 0.5-1.0m arising from a breach and consider the only reliable mitigation is seasonal occupancy, aligned with Policy SP19 subsection 7.

They go on to advise that consultation needs to be carried out with the Emergency Planning Officer .

However notwithstanding the above the EA are mindful of other material considerations namely that the site has a fallback position which allows all year round use for camping and tourer's, and also it will be used by persons already resident on the site. Given this fallback position the EA advise they would support a time limited permission following which all pods are removed from the site and on that basis wouldn't pursue a call in procedure. Such a condition is acceptable to the applicants as confirmed in writing by the agent on 26th July 2022.

The Councils Emergency Planning Officer has advised that the FWAP contained within Appendix D of the FRA dated May 2022 is satisfactory and compliments the Evacuation Plan for the wider Butlins site . Given this information it is considered the FWAP already submitted is satisfactory in this case

Given the overall EA position and following discussions with the applicants agent conditions are suggested relating to an 18 month period expiring on 1st February 2024 and the pods to be only used by residents on the site displaced from existing accommodation which is being renovated.

The highway Authority were concerned about surface water drainage across the site, notwithstanding some details were provided in the revised FRA dated May 2022. The highway authority have now seen the details in the FRA relating to a soakaway scheme and consider they would be acceptable so have advised there is no need for a drainage condition requiring more details

6.0 RECOMMENDATION APPROVE

RECOMMENDATION: Approve

subject to the following conditions:

1. The development hereby permitted shall be discontinued and the land restored to its former condition on or before 1st February 2024 in accordance with a scheme of work submitted to and approved by the Local Planning Authority within 2 calendar months of the date of this permission.

Reason: The application site is located in a tidal flood risk area and permission has only been granted for a temporary period given the special circumstances at the site, namely the fallback position to use the site all year round for holiday accommodation, and secondly that they only are to be occupied by staff resident at the site, and order to comply with Policy SP17 of the East Lindsey Local Plan.

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

IPL22_400.04_301	01-LPA	Received by the LPA on 16th March 2022
IPL22_400.04_300	01-LPA	Received by the LPA on 16th March 2022
IPL22_400.05_302	01-LPA	Received by the LPA on 16th March 2022

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

3. The pods hereby permitted shall only be occupied by staff who would be resident at the Butlins site in any event and who have been displaced from their existing accommodation whilst it is being renovated.

Reason: The application site is located in a tidal flood risk area and permission has only been granted given the special circumstances at the site, namely the fallback position to use the site all year round for holiday

accommodation, and secondly that they only are to be occupied by staff resident at the site, and order to comply with Policy SP17 of the East Lindsey Local Plan.

4. The development hereby permitted shall be carried out in accordance with the Flood Evacuation Plan contained within the Flood Risk Assessment dated May 2022.

The mitigation measures shall be fully implemented prior to occupation and so maintained at all times the pods are in use.

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

5. 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 and also the National Planning Policy Framework.
