

BR/14/09/**PLANNING APPLICATION REPORT****REF NO:** BR/14/09/**LOCATION:** Butlins Skyline
Upper Bognor Road
Bognor Regis**PROPOSAL:** Leisure related enclosure**SITE AND SURROUNDINGS****DESCRIPTION OF APPLICATION**

Retrospective application, for a covered area, for the use of an archery leisure activity. The enclosure is located within the Butlins complex, south of Upper Bognor Road and west of the Butlins Spa hotel, which is currently under construction.

The building consists of a timber framed structure, clad with horizontal cedar boarding, and polycarbonate windows and roof lights.

The agents states within his supporting letter that the enclosure, including the roof is designed to limit stray arrows causing damage and/or injury to others. Further, the use is ancillary to the established leisure use on the site.

SITE AREA

20.9 hectares.

RESIDENTIAL DEVELOPMENT DEN N/A**TOPOGRAPHY**

Slightly undulated.

TREES

None of any significance to be affected by the proposed development.

BOUNDARY TREATMENT

The Butlins site is predominately bordered by 2m high fencing, with sections of hedging/ tree coverage behind.

SITE CHARACTERISTICS

The enclosure is positioned on an area of land within the existing Butlins holiday complex.

CHARACTER OF LOCALITY

The Butlins complex is located on the outskirts of Bognor Regis Town Centre.

Upper Bognor Road is located north of the site. Chichester University is located to the opposite north-west side of this road; whilst residential properties are opposite this road to the north east side. Immediately to the East, is the Aldingbourne Rife and residential bungalows and chalet bungalows.

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The site is bordered by dense tree coverage to the west side and borders the High Street and Hotham Park. The Butlins complex surrounds the site to all other sides.

RELEVANT SITE HISTORY

BR/7/00/	Addition of external fire escapes	Approve Cond 18-02-2000
BR/32/00/	New glazing to west elevation, new awning over west & south elevations, amendment to sign spotlights (2No) to illuminate	Approve Cond 14-03-2000
BR/259/00/	Continuance of use without compliance with Condition 3 imposed on Planning Permission BR/288/93 (Seven holiday lodges 12 months use)	Inc Docs Ret'nd 13-12-2000
BR/371/01/	Application under Regulation 3 of the Town and Country Planning General Regulations 1992 for the change of use of land to public car park	Approve Cond 31-01-2002
BR/316/02/	Demolition of redundant buildings and erection of 5 storey building to provide hotel accommodation comprising a total of 160 bedrooms, restaurant, health spa, conference rooms and other associated facilities, together with access, car parking and landscaping.	Approve Cond 31-03-2003
BR/52/04/	Single storey infill extension between existing buildings to form additional changing facilities	Approve Cond 26-03-2004
BR/59/04/	Demolition of holiday chalets and erection of 160 bedroom hotel building with associated car parking.	Approve Cond 28-04-2004
BR/24/06/	Alteration of existing building to include new entrance and windows	Approve Cond 15-03-2006
BR/21/08/	Spa hotel with associated demolition of 256 units of chalet accommodation plus demolition of redundant call centre building and reconfiguration of lake.	Approve Cond 09-04-2008

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BR/196/55/D	Site for 2 caravans to be permanently stationed	Refused 23-07-1961
BR/453/85	Refurbishment work to 5 blocks of chelts inc replacing roof make alterations	Approve Cond 09-09-1985

REPRESENTATIONS**Representations received:**

Bognor Regis Town Council

No Objection.

One Letter of Objection:

Concerns over increased noise pollution the building would bring;

There are currently excessively high noise levels from the funfair and pavilion;

Can only envisage that this will increase significantly with the building of an entertainment site and Adventure Tower which is very close to residential properties.

Comments on Representations received:

The proposed enclosure would be single storey in height and would be used for an Archery leisure activity. This building would be set back within the site, some 40m from Upper Bognor Road, at the closest point. The enclosure would therefore be positioned well away from the nearest residential properties and it is considered, would therefore not result in an unacceptable level of noise disturbance to neighbouring residential properties.

CONSULTATIONS

WSSC Local Development Divis.

Environment Agency

Conservation Officer

Bognor Regis Task Force

Consultations responses received:

None.

Comments on Consultation responses:

None.

POLICY CONTEXT

Designation applicable to site:

Within Built up Area Boundary

Class 'A' Road

Public Sewer on Site

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan: [LOC1](#)
[CH1](#)
[DEV1](#)
 Arun District Local Plan: [GEN2](#)

Locational Strategy
 Character
 High Quality Development
 Built-up Area Boundary

BR/14/09/[GEN7](#)
[GEN32](#)The Form of New Development
Noise Pollution**PLANNING POLICY GUIDANCE**PPS1
PPG17
PPG24Delivering Sustainable Development
Sport and Recreation
Planning and Noise**POLICY COMMENTARY**

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would not have a materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties by way of noise and disturbance, nor would it have an adverse impact upon the established character of the surrounding area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

Retrospective application for a covered area, for the use of an archery leisure activity.

The agents states within his supporting letter that the enclosure, including the roof is designed to limit stray arrows causing damage and/or injury to others. Further, the use is intended to be ancillary to the established leisure use on the site.

The enclosure is positioned within the existing Butlins Holiday Complex, set back from Upper Bognor Road. Due to the single storey nature of the enclosure, together with its relatively sheltered position, it is therefore considered that the proposal does not detract from the character

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of the surrounding area.

In addition, it is considered that the proposed enclosure is positioned an acceptable distance away from neighbouring properties and would therefore not detrimentally effect the residential amenities of neighbouring property by way of noise and disturbance.

It is concluded that the proposal would be acceptable and should be approved.

RECOMMENDATION**APPROVE**

- 1 INFORMATIVE: Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

SUMMARY

This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

STRUCTURE PLAN: LOC1, CH1, DEV1.

LOCAL PLAN: GEN2, GEN7, GEN32

NATIONAL POLICIES: PPS1, PPG17, PPG24.

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.