

Recommendation Report for

REF NO: BR/97/20/DEM

LOCATION: Butlins Resort
Upper Bognor Road
Bognor Regis

PROPOSAL: Prior notification under Schedule 2, Part 11, Class B for the demolition of existing Skyline tensile enclosure.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This is a Prior Notification application, made under the Town and Country Planning Act (General Permitted Development) Order 2015 (as amended), Schedule 2, Part 11, Class B, to determine whether the Local Planning Authority has any objections with regard to the proposed method of demolition and any proposed restoration of the site. The Local Planning Authority have 28 days to consider the application. If no response is received by the applicant within this period the applicant can proceed with the development. This period expires on 27/05/2020. The application is Prior Notification of the demolition of the existing tent-like structure (referred to as the 'Skyline' Pavilion) within the Butlins holiday resort. The applicant has provided a Demolition Plan and Covering Letter which sets out the following: - The demolition will involve the removal of the tensile fabric covering of the 'Skyline' enclosure and some supporting cables. - Retention of the existing 'king pins' and some supporting cables. - Restoration of the site for use for external resort activities, within and around new replacement building (to be built under existing enclosure before its removal). - Timescales expected January 2021.
TOPOGRAPHY	Predominantly flat.
TREES	No trees of significance affected. Potential for a few ornamental tree losses/relocations.
BOUNDARY TREATMENT	Metal fencing and brick boundary walls, at height of around 2m, and some hedging too.
SITE CHARACTERISTICS	Large tent-like white structure (referred to as the 'Skyline' building) located in Butlins holiday resort. Range of resort

attractions contained in this enclosure, including cafe, stage and fairground rides and facades to various food and drink outlets and other attractions.

CHARACTER OF LOCALITY

Butlins holiday/leisure resort, which includes staff and guest accommodation (chalets/hotels), parking, food and drink outlets, and resort attractions such as fairground rides, arcades, entertainment stage and swimming pool etc. The site is in the Built-Up Area Boundary by the seafront.

REPRESENTATIONS

1 letter received, summarised as follows:

- Requests delay of determination until plans showing replacement building are available for comment.

COMMENTS ON REPRESENTATIONS RECEIVED:

The application relates to the demolition and restoration of the structure. The replacement building is to be considered under a separate planning application in due course.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

ADC ENVIRONMENTAL HEALTH:

No comments provided.

COMMENTS ON CONSULTATION RESPONSES:

Noted.

POLICY CONTEXT

Designation applicable to site:

Built-Up Area Boundary

Flood Zone 2 & 3

DEVELOPMENT PLAN POLICIES

POLICY COMMENTARY

N/A.

The legislation relating to the demolition of buildings such as this is Class B of Part 11 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) where an application to the Local Planning Authority is needed to assess the requirement for prior approval (and whether there are any objections) with regard to the method of demolition and any proposed restoration of the site.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

N/A.

The planning legislation relating to the demolition of buildings such as this is Class B of Part 11 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) where an application to the Local Planning Authority is needed to assess the requirement for prior approval (and whether there are any objections) with regard to the method of demolition and any proposed restoration of the site.

OTHER MATERIAL CONSIDERATIONS

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

CONCLUSIONS

The proposal would involve the demolition of the existing tent-like structure, referred to as the 'Skyline' Pavilion (after the completion of a replacement building underneath this existing enclosure) and restoration of the site for external resort activities, within and around the new replacement building.

This is a Prior Notification application which is to be assessed with regard to the method of demolition and any proposed restoration, in accordance with Schedule 2, Part 11, Class B of the General Permitted Development Order 2015 (as amended). The method of demolition and any details for restoring the site are the only matters to be considered.

The agent's Covering Letter sets out the reason for the demolition of the structure is that the tensile fabric is deteriorating and nearing the end of its life, and would need to be replaced, if the structure is to withstand future weather conditions, such as winter storms, and continue to be in use. The reason for the demolition is not a consideration under a demolition Prior Notification application.

The applicant has provided a Demolition Plan and Covering Letter which sets out the following:

- The demolition will involve the removal of the tensile fabric covering of the 'Skyline' enclosure and some supporting cables.
- Retention of the existing 'king pins' and some supporting cables.
- Restoration of the site for use for external resort activities, within and around new replacement building (to be built under existing enclosure before removal of existing enclosure).
- Timescales expected January 2021.

The nearest private residences to the Skyline Pavilion are located on Gloucester Road and Upper Bognor Road, over 200m away. There would be resort guest accommodation (chalets and hotels) in much closer proximity to the Skyline structure, and the resort may be open to guests at the time of the demolition. No detailed Method Statement for demolition has been provided. However, the agent's Covering Letter refers to the removal of the structure being a complex and delicate operation which will need to be undertaken with the utmost care, with full regard to health and safety, and an agreed pattern of working hours and control of noise, vehicle and plant movements, to protect the amenity of any guests. They confirm this commitment from Butlins and the appointed contractors.

Normally a more detailed Method Statement would be required. Given the Skyline Pavilion's location deep within the site, its significant separation distances from the nearest private properties, and that the proposal is for, not as such a traditional demolition, but rather a removal of the existing fabric and supporting cables, it is concluded that the information provided in this instance is sufficient and that the works would not result in significant nuisance impacts in terms of noise, vibration and air quality (dust) pollution to private residential occupants or resort guests. Nuisance resulting from noise would be

controlled by other legislation.

On the basis of the temporary nature of the works and the detached nature of the structure it is not considered that the works will result in significant environmental effects or meet the criteria in Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 and screening is not required.

No detailed restoration proposals have been provided. However, the agents Covering Letter confirms the intention is to complete the construction of a replacement building (to be considered under a separate application) underneath the existing Skyline enclosure before its removal and the restoration of the site for use for external resort activities, In and around the new replacement building and existing 'king pins' and some supporting cables to retained.

Normally a more detailed restoration proposal would be required. However, given the Skyline Pavilion's location deep within the site away from the public, that this would not be a traditional demolition but rather a removal of an existing structure once a replacement building is in place, and may have to be undertaken when the resort is open, it is concluded that the land will be made good to ensure the continued operation of the resort, and the information provided is sufficient in this instance (and details regarding hoardings and security would not be required).

As such, no objection should be made to the application based on matters of demolition and restoration.

RECOMMENDATION

NO OBJECTION

- 1 **INFORMATIVE:** All demolition works are to be notified to the local authority's building control department with at least 6 weeks' notice. This gives time to notify all the statutory undertakers of the works, any adjoining owners/occupiers and any other parties of which could be affected by the works. There are a number of statutory undertakers to be notified. For further information and a list of these statutory undertakers, please email bldg.con@arun.gov.uk. The notice issued is served under Section 81 of the Building Act 1984.