

DECISION ITEM



REPORT OF	MEETING	DATE	ITEM NO
RESOURCES DIRECTORATE	PUBLIC PROTECTION COMMITTEE	15 FEBRUARY 2017	4
CARAVAN LICENSING- WHITMORE FARM CARAVAN PARK			

PUBLIC ITEM

This item is for consideration in the public part of the meeting.

SUMMARY

Application is seeking to remove and amend a number of conditions attached to the site licence relating to-

1. To amend Condition 1a of the site licence to increase the total number of caravans from 39 to 43 touring caravans.
2. To remove part of Condition 2b relating restricting the length of caravans
3. To consider amending the 21 day maximum stay.
4. Amending Condition 5a to remove the water tank and bucket system and to be replaced with dry powder fire extinguishers.
5. To remove Condition 7 of the licence referring to provision and storage of liquefied petroleum gas (LPG).
6. To remove Condition 8 requiring availability of a phone to contact the emergency services.
7. To add a condition requiring the licence holder to maintain a register of the occupiers main home address.

RECOMMENDATION

1. To increase the number of touring caravans on site.
2. To permit caravans to stay on site in excess of 18 feet.
3. To permit caravan pitches 26 to 43 to be used in excess of 21 days, in accordance with planning approval. Whilst limiting the remaining pitches to a maximum of 21 days.
4. To remove part of the Condition 5a relating to a water tank and bucket system as a means of fire fighting and replacing these with the use of 3 dry powder extinguishers.
5. To remove Condition 7 from the site licence relating to the provision of LPG.
6. To consider removing Condition 8 requiring availability of a phone to contact emergency services.
7. To add a condition relating to maintenance of a register.

SUMMARY OF PREVIOUS DECISIONS

On the 20th July 2016, the Public Protection Committee resolved to amend Condition 1a "To refer to 39 caravans instead of 25".

CORPORATE PRIORITIES	
Spending your money in the most efficient way to achieve excellent services (Value for Money)	
Delivering the services that customers expect of an excellent council (Clean and Green)	
Working with all partners (Vibrant Economy)	√
To make sure Fylde continues to be one of the most desirable places to live (A Great Place to Live)	
Promoting Fylde as a great destination to visit (A Great Place to Visit)	√

REPORT

1. An application letter¹ was received on 19th December 2016 from Whitmore Farm Caravan Park, Bradshaw Lane, Greenhalgh, Lancashire PR4 2HQ. The current site licence² was issued on 12th October 1978 with a number of amendments approved over the years.
2. The applicant is seeking to make the following amendments to the site licence as detailed in the table below-

Existing condition	Proposed amendment and reason	Officer comments and recommendation
<i>1a: The total number of caravans stationed on the site at any one time shall be such to enable compliance with the requirements of the following conditions to be maintained, and in any case shall not exceed thirty-nine (39)</i>	Increase the permitted maximum number of caravans to 43 in line with planning permission 16/0704	To increase the total number of touring caravans from 39 to 43 in line with planning permission 16/0704
<i>2b: The caravans using the site shall not exceed 18 feet in length (excluding the tow bar) and shall not remain on the site for any one period exceeding 21 day</i>	Increase the permitted length of caravans as touring caravans are now commonly longer than 18 feet to cater for extended holidays, particularly for those who are of retirement age	To permit caravans in excess of 18 feet [5.49 metres] to stay on site
	Remove the 21-day restriction	To permit caravan pitches numbered 26 to 43 to be used in excess of 21 days, in accordance with planning approval. Whilst limiting the remaining pitches to a maximum of 21 days, on the west side of the site [see Appendix 1 site plan]

¹ Application letter received 19th December 2016

² Whitmore Farm Caravan Park touring site licence

<i>5a: A fire point shall be established in a central, accessible position on the site and shall comprise a water tank of at least 500 litres capacity fitted with a hinged cover, two buckets and one hand pump or bucket pump. The fire point shall be clearly and conspicuously marked "FIRE POINT"</i>	Remove reference to water tanks, buckets and pumps as the site now has dry powder extinguishers	To remove part of the Condition 5a relating to a water tank and bucket system as a means of fire fighting and replacing these with the use of 3 dry powder extinguishers.
<i>7: Provision shall be made for the storage of liquefied petroleum gas and regard shall be had to the Health and Safety Executive Code of Practice for the keeping of Liquefied Petroleum Gas in cylinders and similar Containers</i>	Remove condition as the site does not store LPG	To remove Condition 7 of the licence referring to the provision of LPG.
<i>8: A telephone shall be available on the site for calling the police, fire brigade, ambulance or other services in an emergency</i>	Remove condition as caravanners have mobile phones	To consider removing condition relating to availability of a telephone in order to call the emergency services.

3. The Licensing Team wish to add a condition to the existing licence requiring the site owner to maintain a list of the occupiers main name and address and make such information available to the Local Authority. This is to ensure that pitch numbers 26 to 43 are used continuously all year round. Any Committee approval will also be subject to seeking the site owner's comments and approval.

IMPLICATIONS	
Finance	There are no matters arising directly from the report.
Legal	There are no matters arising directly from the report.
Community Safety	There are no matters arising directly from the report
Human Rights and Equalities	There are no matters arising directly from the report.
Sustainability and Environmental Impact	There are no matters arising directly from the report.
Health & Safety and Risk Management	There are no matters arising directly from the report.

LEAD AUTHOR	TEL	DATE	DOC ID
Michael Duck	01253 658620	3 rd February 2017	

LIST OF BACKGROUND PAPERS		
Name of document	Date	Where available for inspection
Whitmore Caravan Park	3 rd February 2017	1 st Floor Chasely Building

Appendices

1. Application letter received 19th December 2016
2. Whitmore Farm Caravan Licence
3. Change of use granted [16/0704] for siting 18 touring caravan site pitches (amendment to previous approval 15/0077 for 14 no pitches).
4. Response from Planning Department concerning removal of maximum 21 day stay.
5. Letter dated 18th November 2016, from MD to site owner following change of use, (application 16/0704) for siting 18 touring caravan site pitches.