

Agenda



PUBLIC PROTECTION COMMITTEE

Date:	Thursday, 23 July 2015 at 2:00pm
Venue:	Town Hall, St Annes, FY8 1LW
Committee members:	<p>Councillor Angela Jacques (Chairman) Councillor Barbara Nash (Vice-Chairman)</p> <p>Councillors Frank Andrews, Jan Barker, Keith Beckett ISO, Brenda Blackshaw, Alan Clayton, Gail Goodman JP, Shirley Green, Peter Hardy, Neil Harvey.</p>

	PROCEDURAL ITEMS:	PAGE
1	Declarations of Interest: Declarations of interest, and the responsibility for declaring the same, are matters for elected members. Members are able to obtain advice, in writing, in advance of meetings. This should only be sought via the Council's Monitoring Officer. However, it should be noted that no advice on interests sought less than one working day prior to any meeting will be provided.	1
2	Confirmation of Minutes: To confirm the minutes, as previously circulated, of the meeting held on 27 March 2015 as a correct record.	1
3	Substitute Members: Details of any substitute members notified in accordance with council procedure rule 24(c).	1
	DECISION ITEMS	
4	Safeguarding and Licensing Matters	3 - 4
5	Dicconson Terrace and Henry Street Taxi Rank	5 - 6
6	Caravan Licensing – Mowbreck Hall Park	7 - 25
7	Caravan Licensing – River Wyre Caravan Park	26 - 46
8	Caravan Licensing – Whitmore Caravan Park	47 - 62

Contact: Sharon Wadsworth - Telephone: (01253) 658546 – Email: democracy@fylde.gov.uk

The code of conduct for members can be found in the council's constitution at
<http://fylde.cmis.uk.com/fylde/DocumentsandInformation/PublicDocumentsandInformation.aspx>

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DECISION ITEM

REPORT OF	MEETING	DATE	ITEM NO
RESOURCES DIRECTORATE	PUBLIC PROTECTION COMMITTEE	23 JULY 2015	4

SAFEGUARDING AND LICENSING MATTERS

PUBLIC ITEM

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

SUMMARY

A presentation will be made to the Committee by Detective Inspector Tony Baxter from Lancashire Constabulary's Public Protection Unit regarding Safeguarding and licensing matters.

RECOMMENDATION

That the Committee note the report and recommend action as considered appropriate.

CORPORATE PRIORITIES

To Promote the Enhancement of The Natural & Built Environment (Place)		To Encourage Cohesive Communities (People)	√
To Promote a Thriving Economy (Prosperity)		To Meet Expectations of our Customers (Performance)	√

SUMMARY OF PREVIOUS DECISIONS

There are no previous decisions relating to this matter.

REPORT

1. Following Independent Inquiries into Child Sexual Exploitation in both Rotherham and Rochdale, Detective Inspector Baxter of Lancashire Constabulary's Public Protection Unit has been invited to present a report to the Committee on safeguarding issues in the Borough, particularly relating to licensed hackney carriage and private hire drivers.
2. The Committee are requested to note the report and make any recommendations considered appropriate.

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
Chris Hambly	01253 658422	8 th July 2015	

LIST OF BACKGROUND PAPERS		
Name of document	Date	Where available for inspection
Independent Inquiry into Child Sexual Exploitation in Rotherham	August 2014	http://www.rotherham.gov.uk/downloads/file/1407/independent_inquiry_cse_in_rotherham
Independent Inquiry into Child Sexual Exploitation in Rochdale	May 2013	http://www.rochdale.gov.uk/default.aspx?page=16320

DECISION ITEM

REPORT OF	MEETING	DATE	ITEM NO
RESOURCES DIRECTORATE	PUBLIC PROTECTION COMMITTEE	23 JULY 2015	5

DICCONSON TERRACE AND HENRY STREET TAXI RANK

PUBLIC ITEM

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

SUMMARY

The Portfolio Holder for Social Wellbeing during the previous administration approved the appointment of hackney carriage stands on Henry Street and Dicconson Terrace. The Highways Department of Lancashire County Council have recently requested that the description of the stands is updated to ensure the starting points are clearly identified.

RECOMMENDATION

That the Committee approve the description of the hackney carriage stands.

CORPORATE PRIORITIES

To Promote the Enhancement of The Natural & Built Environment (Place)	√	To Encourage Cohesive Communities (People)	√
To Promote a Thriving Economy (Prosperity)	√	To Meet Expectations of our Customers (Performance)	√

SUMMARY OF PREVIOUS DECISIONS

The matter has previously been reported to the Public Protection Committee on the 19th March 2014 and an Individual Cabinet Members Decision was made in on the 17th July 2014.

REPORT

1. A report was presented to the Public Protection Committee on the 19th March 2014 regarding the establishment of new Hackney Carriage Stands on Henry Street and Dicconson Terrace, Lytham. The Committee resolved to “recommend to the Portfolio Holder, Councillor Cheryl Little, as follows:
 - a) to establish a stand on the south side of Henry Street, Lytham for 21m in a westerly direction for 3 vehicles between 1800 and 0300.

- b) to establish a stand on the west side of Dicconson Terrance, Lytham for 33m in a southerly direction for 6 vehicles between 1800 and 0300.
2. The request was subsequently approved by the Portfolio Holder and the statutory advertisement placed in the press.
 3. The Highways department of Lancashire County Council have recently contacted the Licensing Team requesting that an additional report is brought before the Committee confirming the full description of the stand including the start point.
 4. As such, the Committee is requested to confirm the description of the stands as follows:
 - a) The provision of a hackney carriage stand on the south side of Henry Street for 21m in a westerly direction from the highway boundary of Dicconson Terrace for 3 vehicles between 1800 and 0300.
 - b) The provision of a hackney carriage stand on the west side of Dicconson Terrace, Lytham for 33m from the centreline of Henry Street in a southerly direction for 6 vehicles between 1800 and 0300.

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
Chris Hambly	01253 658422	9 th July 2015	

LIST OF BACKGROUND PAPERS		
Name of document	Date	Where available for inspection
Public Protection Committee minutes	19/3/2014	http://www.fylde.gov.uk/meetings/details/1154
Portfolio Holder Decision	7/2014	www.fylde.gov.uk

DECISION ITEM

REPORT OF	MEETING	DATE	ITEM NO
RESOURCES DIRECTORATE	PUBLIC PROTECTION COMMITTEE	23 JULY 2015	6

CARAVAN LICENSING - MOWBRECK HALL PARK

PUBLIC ITEM

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

SUMMARY

The owner of Mowbreck Hall Park in Wesham has applied to vary a condition of its site licence to allow the site to operate for longer during each year. The report sets out the application and invites the committee to decide it.

RECOMMENDATION

To consider whether to amend condition 23 of the site licence as requested by the site owner.

CORPORATE PRIORITIES

To Promote the Enhancement of The Natural & Built Environment (Place)		To Encourage Cohesive Communities (People)	
To Promote a Thriving Economy (Prosperity)	✓	To Meet Expectations of our Customers (Performance)	

SUMMARY OF PREVIOUS DECISIONS

There are no previous decisions relating to this matter.

REPORT

MOWBRECK HALL PARK

1. Mowbreck Hall Park is a holiday static caravan site at Mowbreck Lane, Wesham, licensed for 25 caravans.
2. Condition 23 of the site licence limits the operation of the site to the period from 14th December to 1st February.

THE PROPOSED CHANGE

3. The site owner has applied to vary condition 23 to extend the operation of the site to the period between 1st March and 14th February in the following year.

PLANNING AND POLICY

4. The site's current planning permission allows all year round occupancy. Despite this the site owner is still seeking to still retain a closure period.
5. Caravan site licenses are issued under the Caravan Sites and Control of Development Act 1960. The Council must have regard to any model standards issued by the government when deciding whether to agree to a variation of conditions¹. The relevant model standards for holiday sites do not require a closure period.
6. The Committee are requested to decide the variation application.

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	9 th July 2015	

LIST OF BACKGROUND PAPERS		
Name of document	Date	Where available for inspection
Premises File	9th July 2015	Room 219 Chaseley Building

Attached Documents

1. Appendix 1- Mowbreck Hall Park- Site Licence
2. Appendix 2- Mowbreck Hall Park- Application
3. Appendix 3- Planning Consent 12-0680

¹ Caravan Sites and Control of Development Act 1960, section 8(4)

CARAVAN SITES AND CONTROL OF DEVELOPMENT ACT, 1960

Section 3

Site Licence

To: Mr Harold Burnett
Lawnsdale Caravan Park
Lawnsdale House
Moss Side
Lytham
FY8 4NA

TAKE NOTICE THAT WHEREAS

1. On the 2nd July 1990 you made application for a site licence in respect of land situate at Mowbreck Caravan Park, Mowbreck Lane, Wesham indicated on the plan submitted with the application (which land is hereinafter called "the land").
2. You are entitled to the benefit of permission for the use of the land as a caravan site under the Town and Country Planning Acts, 1962 to 1968, otherwise than by a Development Order.

NOW THEREFORE the Council of the Borough of Fylde (hereinafter called "the Council") HEREBY GRANT a site licence in respect of the land pursuant to section 3 of the Caravan Sites and Control of Development Act, 1960, subject to the conditions specified in the Schedule hereto.

This Licence cancels all previous licences issued and the Licence issued on Twenty-second day of June 1990.

THE SCHEDULE

1. The total number of caravans stationed on the site at any one time shall be such as to enable compliance with the requirements of this schedule to be maintained and in any case shall not exceed eighteen.
2. Every caravan shall be made of aluminium or other materials with similar fire performance properties and shall be stationed not less than 5 metres from any other caravan in separate occupation, 3.5 metres at corners.
3. Every caravan shall be sited not less than 3 metres from any boundary of the site.
4. Roads of suitable material shall be provided so that no caravan standing is more than 50 metres from a road.
5. The roads shall not be less than 3.7 metres wide, or, if they form part of a clearly marked one way traffic system 3 metres wide.

6. All carriageways shall be kept free of parked vehicles and other obstructions so as to ensure, at all times, adequate access for emergency vehicles.
7. Where possible every caravan should stand on a hard standing of suitable materials which should extend over the whole area occupied by the caravan and should project one metre from the entrance of the caravan.
8. Fire points shall be established so that no caravan or site building is more than 30 metres from such a point. They should be housed in a weather-proof structure, easily accessible and clearly and conspicuously marked "FIRE POINT".

Where water standpipes are provided and there is a water supply of sufficient pressure and flow to project a jet of water approximately 5 metres from the nozzle, such water standpipes should be situated at each fire point. There should also be a reel that complies with British Standard 5306 Part 1, with a hose not less than 30 metres long, having means of connection to a water standpipe (preferably a screw thread connection) with a water supply of sufficient pressure and terminating in a small hand control nozzle. Hoses should be housed in a box painted red and marked "HOSE REEL".

Where standpipes are not provided but there is a water supply of sufficient pressure and flow, fire hydrants should be installed within 100 metres of every caravan standing. Hydrants should conform to British Standard 750. Access to hydrants and other water supplies should not be obstructed or obscured.

Where standpipes are not provided or the water pressure or flow is not sufficient, each fire point should be provided with either water extinguishers (2 x 9 litre) or a water tank of at least 500 litres capacity fitted with a hinged cover, 2 buckets and 1 hand pump or bucket pump.

9. A means of raising the alarm in the event of fire shall be provided at each fire point. This could be by means of a manually operated sounder, e.g. metal triangle with a striker, gong or hand operated siren. The advice of the fire authority should be sought on an appropriate system.
10. All alarms and fire fighting equipment shall be installed, tested and maintained in working order by a competent person and be available for inspection by, or on behalf of, the licencing authority. A log book shall be kept to record all tests and any remedial action.
11. All equipment susceptible to damage by frost shall be suitably protected.
12. A clearly written and conspicuous notice shall be provided and maintained at each fire point to indicate the action to be taken in case of fire and the location of the nearest telephone. This notice

shall include the following:-

"On discovering a fire

- i. Ensure the caravan or site building involved is evacuated
- ii. raise the alarm
- iii. call the fire brigade (the nearest telephone is sited.....)
- iv. attack the fire using the fire fighting equipment provided, if safe to do so.

It is in the interest of all occupiers of this site to be familiar with the above routine and the method of operating the fire alarm and fire fighting equipment".

13. Long grass and vegetation shall be cut at frequent and regular intervals where necessary to prevent it becoming a fire hazard to caravans, buildings or other installations on the site. Any such cuttings shall be removed from the vicinity of caravans. The space beneath and between caravans shall not be used for the storage of combustible materials.
14. An immediately accessible telephone shall be available on the site for calling the emergency services. A notice by the telephone should include the address of the site.
15. LPG storage supplied from tanks shall comply with Guidance Booklet HSG 34 "The Storage of LPG at Fixed Installations" or, where LPG is supplied from cylinders, with Guidance Note CS4 "The Keeping of LPG in Cylinders and Similar Containers" as appropriate.

Where there are metered supplies from a common LPG storage tank, then Guidance Note CS11 "The Storage and Use of LPG at Metered Estates" provides further guidance. In this case and where a British Gas mains supply is available, then the Gas Safety (Installation and Use) Regulations 1984 and the Pipe-lines Act 1962 may also be applicable.

Exposed gas bottles or cylinders shall not be within the separation boundary of an adjoining unit.

LPG installations shall conform to British Standard 5482, "Code of Practice for domestic butane and propane gas burning installations, Part 2: 1977 Installations in Caravans and non-permanent dwellings".

For mains gas supply, the 1984 Regulations will be relevant for the installation downstream of any service pipe(s) supplying any primary meter(s) and such service pipes are subject to the Gas Safety Regulations 1972.

In cases where the site owner supplies gas to caravans on the site, he may need an authorisation to do so from OFGAS under the Gas Act 1986.

16. Sites shall be provided with an electricity supply sufficient in all respects to meet all reasonable demands of the caravans situated on them.

Such electrical installations, other than Electricity Board works and circuits subject to regulations made by the Secretary of State under section 16 of the Energy Act 1983 and section 64 of the Electricity Act 1947, should be installed, tested and maintained in accordance with the provisions of the Institution of Electrical Engineers' (IEE) Regulations for Electrical Installations for the time being in force, and where appropriate, to be the standard which would be acceptable for the purposes of the Electricity (Overhead Lines) Regulations 1988, Statutory Instrument 1988 No.1057.

Work on electrical installations and appliances should be carried out only by competent persons such as the manufacturer's appointed agent, the electricity supplier, a professionally qualified electrical engineer, a member of the Electrical Contractors' Association, a contractor approved by the National Inspection Council for Electrical Installation Contracting, or a qualified person acting on behalf of one of the above. The installations should be inspected periodically: under IEE Wiring Regulations, every year or such longer period (not exceeding 3 years) as is considered appropriate in each case. When an installation is inspected, it should be judged against the current regulations.

The inspector should, within 1 month of such an inspection, issue an inspection certificate in the form prescribed in the IEE Wiring Regulations which should be retained by the site operator and displayed, supplemented or replaced by subsequent certificates, with the site licence. The cost of the inspection and report should be met by the site operator or licence holder.

If an inspection reveals that an installation no longer complies with the regulations extant at the time it was first installed, any deficiencies should be rectified. Any major alterations and extensions to an installation and all parts of the existing installation affected by then should comply with the latest version of the IEE Wiring Regulations.

If there are overhead electric lines on the site, suitable warning notices should be displayed at the entrance to the site and on supports for the line. Where appropriate, particular attention should be drawn to the danger of masts of yachts or dinghies contacting the line.

17. All sites shall be provided with a water supply in accordance with appropriate Water Byelaws and statutory quality standards.
18. Satisfactory provision shall be made for foul drainage, either by connection to a public sewer or sewage treatment works or by discharge to a properly constructed septic tank or cesspool approved by the local authority.
19. For caravans without their own water supply and water closets, communal toilet blocks shall be provided, with adequate supplies of

water, on at least the following scales:

Men: 1 WC and 1 urinal per 15 caravans

Women: 2 WCs per 15 caravans

1 wash basin for each WC or group of WCs

1 shower or bath (with hot and cold water) for each sex per 20 caravans

Toilet blocks shall be sited conveniently so that all site occupants may have reasonable access to one by means of a road or footpath.

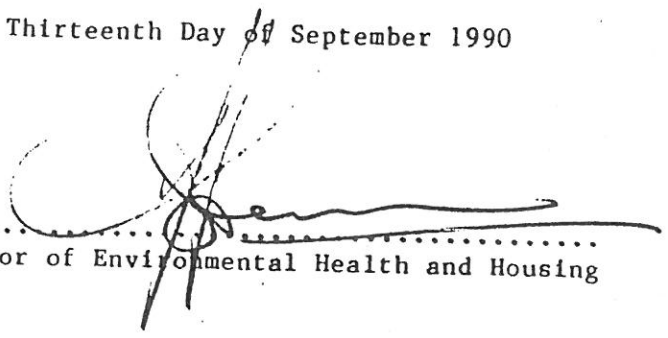
Laundry facilities shall be provided in a separate building adequate to meet the demands of the caravans stationed on the site.

20. Every caravan standing shall have an adequate number of suitable non-combustible refuse bins with close-fitting lids or plastic bags. Arrangements should be made for the bins to be emptied regularly. Where communal refuse bins are also provided these should be of similar construction and housed within a properly constructed bin store.
21. One car only may be parked between adjoining caravans provided that the door to the caravan is not obstructed. Suitably surfaced parking spaces should be provided where necessary to meet the additional requirements of the occupants and their visitors. Plastic or wooden boats should not be parked between units.
22. Where children stay on the site, space equivalent to about one-tenth of the total area should be allocated for children's games and/or other recreational purposes. This provision will normally be necessary because of the limited space available round the caravans, but may be omitted where there are suitable alternative publicly provided recreational facilities which are readily accessible.
23. Caravans shall not be stationed on the site for the purposes of human habitation except during the period from 1st March to 31st October in any year.
24. At all times when caravans are stationed on the site for the purposes of human habitation, all facilities and equipment required to be provided by these conditions shall be properly maintained.
25. A suitable sign shall be prominently displayed at the site entrance indicating the name of the site.
26. A copy of the site licence with its conditions should be displayed prominently on the site.
27. Notices and a plan should be displayed on the site setting out the action to be taken in the event of an emergency. They shall show where the police, fire brigade, ambulance and local doctors can be contacted, and the location of the nearest public telephone. The notices should also give the name and location/telephone number of the site licence holder or his/her accredited representative. At

sites subject to flood risk, warning notices should be displayed giving advice about the operation of the flood warning system.

28. All notices shall be suitably protected from the weather and displayed where possible out of the direct rays of the sun, preferably in areas lit by artificial lighting.

Dated Thirteenth Day of September 1990



.....
Director of Environmental Health and Housing

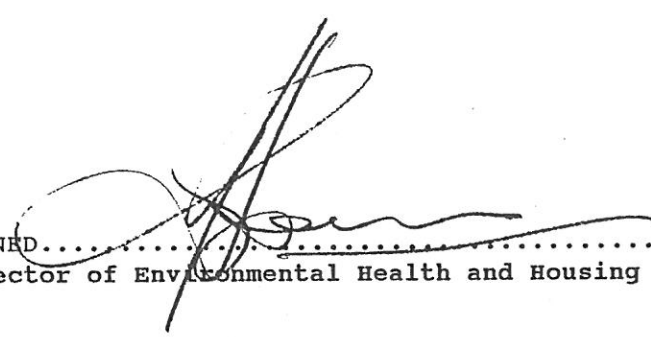
Appendix 1- Mowbreck Hall Park- Site Licence
CARAVAN SITES AND CONTROL OF DEVELOPMENT ACT, 1960

Section 3

LICENCE TRANSFER ENDORSEMENT

In pursuance of Section 10 of the Caravan Sites and Control of Development Act 1960 the Council hereby consent to the transfer of this licence to Mrs JOAN BURNETT of MOWBRECK MANOR, MOWBRECK LANE, WESHAM, KIRKHAM, PR4 3HA with effect from the First day of March 1992.

DATED this Fifth day of March 1992.


SIGNED.....
Director of Environmental Health and Housing

CARAVAN SITES AND CONTROL OF DEVELOPMENT ACT, 1960

Section 3

LICENCE AMENDMENT

Mowbreck Caravan Park, Mowbreck Lane, Wesham

Condition 23 is amended as per Planning Application No.5/93/0672 of 5th January 1994 as follows:

No caravan on the site shall be occupied during the period between the 14th December and 1st February in any year.

DATED this Third day of February 1994.

SIGNED.....
Director of Environmental Health and Housing

Mowbreck Hall Park

Head Office: Lawnsdale House, Lytham Road, Moss Side, Lytham. FY8 4NA

Tel: 01253 735246

Fax: 01253 739929

The Licensing Team
Town Hall
Lytham St. Annes
Lancashire
FY8 1LW

27 January 2015

Dear Sirs

We wish to apply for an amendment to the site licence for Mowbreck Hall Park to reflect the planning permission granting all year round occupation for holiday purposes.

We close the park from 14th February until 1st March; this defines holiday use as opposed to residential.

All caravans are connected to main sewers, water and electricity. Surface water drainage is via pitch soakaway and roadway surface water gully. LPG is supplied on an 'as required' basis, by a LPG retailer who delivers and connects.

Yours faithfully



Harold Burnett
Proprietor

Encl. Planning permission ref. No. 12/0680 dated 04/01/2013
1:500 scale drawing
Location plan
Application for amendment to site licence
Copy of site licence dated 13 September 1990

**Caravan Sites and Control of Development Act 1960
Application/variation For a Site Licence**

1. Brief Site Details

Name of Site: Mowbreck Hall Park	
Postal address of Site: Mowbreck Lane Wesham	
Post Code: PR4 3HA	Phone: 01253 735246 Fax: 01253 729929 e-Mail: GreenTreeParks@AOL.COM

2. Applicants Details

Name: Harold Burnett	
Postal address of Applicant (If different from above): Lawnsdale House Lytham Road Moss Side Lytham	
Post Code: FY8 4NA	Phone: 01253 735246 Mobile: e-Mail: GreenTreeParks@AOL.COM

3. Is the applicant the:

Freeholder	<input checked="" type="checkbox"/>	Tenant	<input type="checkbox"/>
Leaseholder	<input type="checkbox"/>	Other	<input type="checkbox"/>

If applicant is the leaseholder of a tenant, please give details of the agreement:

5. Existing Licence Conditions:

Type of unit	Please Tick as appropriate	Number
Permanent residential	<input type="checkbox"/> Caravans
Static Holiday	<input checked="" type="checkbox"/> 18 Caravans
Holiday Chalets	<input type="checkbox"/> Chalets
Touring Holiday	<input type="checkbox"/> Units
Opening Season:		
Static Sites	<input checked="" type="checkbox"/> 18th Jan to 28th Feb
Touring Sites	<input type="checkbox"/> to

6. Proposed Application to alter Licence Condition:

Type of unit	Please Tick as appropriate	Number
Permanent residential	<input type="checkbox"/> Caravans
Static Holiday	<input checked="" type="checkbox"/> 18 Caravans
Holiday Chalets	<input type="checkbox"/> Chalets
Touring Holiday	<input type="checkbox"/> Units
Opening Season:		
Static Sites	<input checked="" type="checkbox"/> 1st Mar to 14th Feb
Touring Sites	<input type="checkbox"/> to

7. Does the site have planning permission?

Yes	<input checked="" type="checkbox"/>	
No	<input type="checkbox"/>	
Applied For	<input type="checkbox"/>	Date:

If yes, please give relevant permissions and references:

87/0479

Copy of planning permission for variation enclosed.

8. How is drinking water provided?

Mains supply to unit	<input checked="" type="checkbox"/> 18 Units
Standpipes	<input type="checkbox"/> Units

9. How are toilets and wash hand basins provided?

Communal toilet blocks ☐ Units
 Units have their own facilities ☒ 18 Units

10. How are showers provided?

Communal shower blocks ☐ Units
 Units have their own showers ☒ 18 Units

11. Type of foul drainage?

Mains drainage ☒ 18 Units
 Cesspool or cesspit ☐ Units

12. How is kitchen waste water disposed of?

Units have their own sinks connected to foul drainage. ☒ 18 Units

Communal washing up sinks/waste water disposal points connected to foul drainage. ☐ Units

Other (Please give details) ☐ Units

No waste water disposal ☐ Units

13. How is surface water drainage provided?**14. How is refuse stored on the site?**

Individual bins at each unit ☐ Units
 Communal wheeled bins or skips ☐ Units
 Communal bin store ***BULK BINS*** ☒ 18 Units

15. Do units use liquefied petroleum gas (LPG) cylinders?

Yes ☒
 No ☐

16. Is there a LPG storage area on the site?

Yes ☐

No

**17. Has the applicant held a site licence which has been revoked at any time in the last three years?**

Yes



No

**18. Was the site in use as a caravan site:**On 9th March 1960On 29th March 1960At any other time since 9th March 1958

If so, when:

19. Address for correspondence:

Caravan site



Applicants address



Other (please state below)



Name:

Address:

Post Code:

Phone:

Mobile:

e-Mail:

Signed: Dated: 27/1/15

With the application Form, please send the following:

A layout plan of the site at 1:500 scale including:

A. Site Boundaries

B. Position and numbering of touring/holiday caravans and residentia park homes.

C. Roads and footpaths

D. Toilet blocks, stores and other buildings

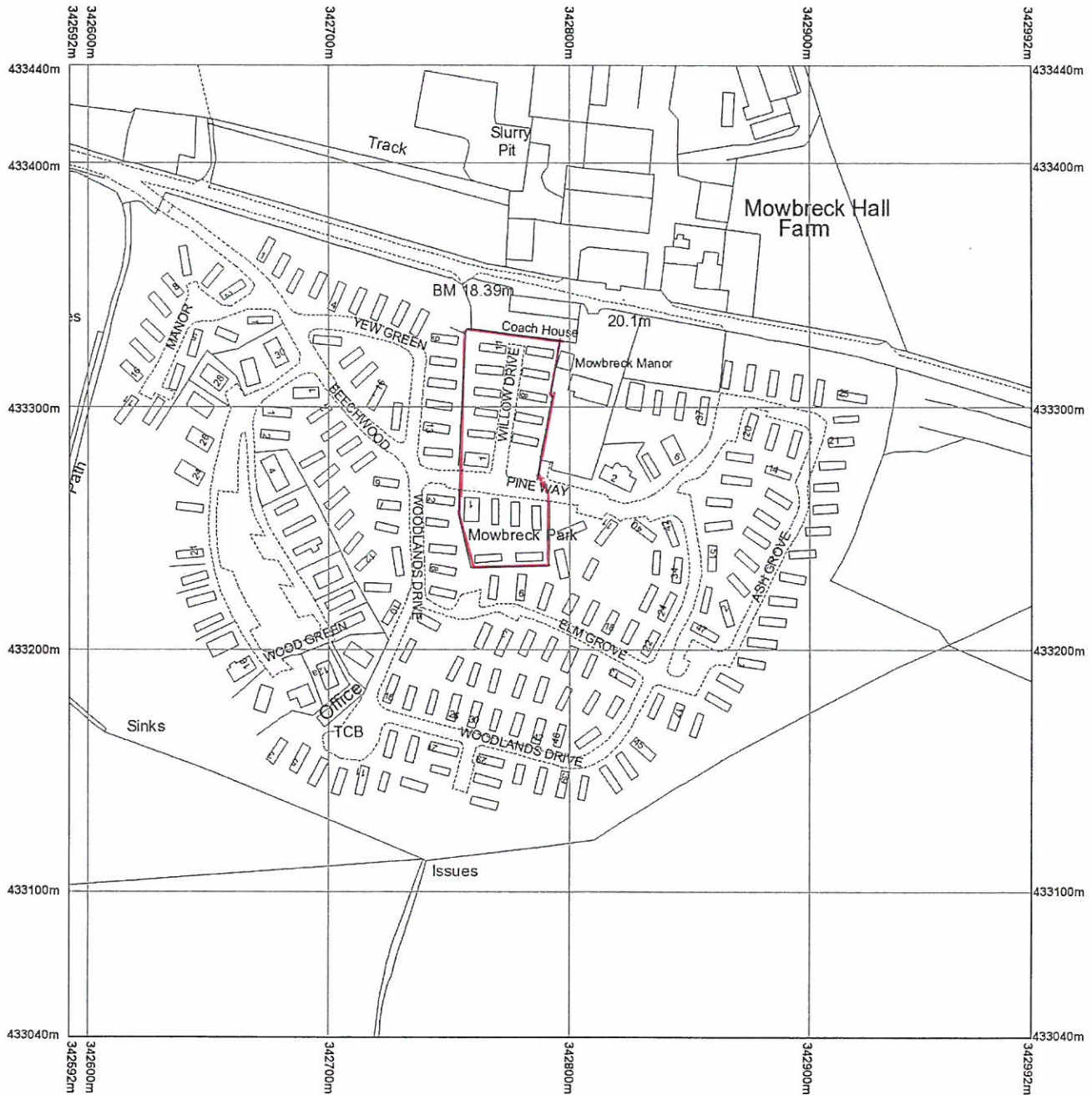
E. Water Supplies

F. Recreational spaces

G Fire points

H. Parking spaces

I. Foul and surface water drainage



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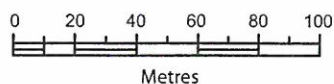
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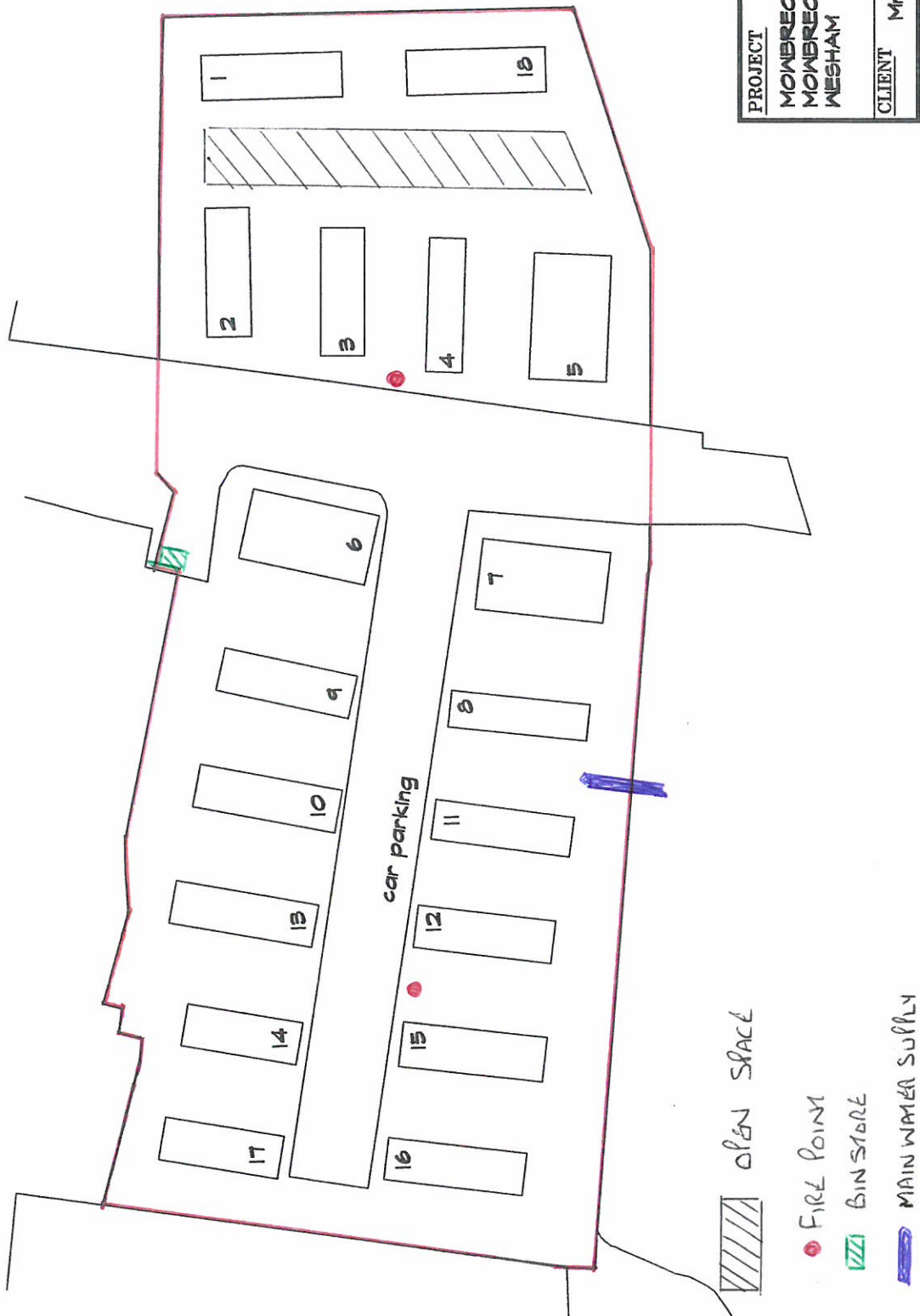
The representation of a road, track or path is no evidence of a right of way.

The representation of features as lines is no evidence of a property boundary.

Scale 1:2500



Supplied by: Getmapping
Centre coordinates: 342792 , 433240



PROJECT		MOWBRECK HALL CARAVAN PARK	
		MOWBRECK LANE	
		WESHAM	
CLIENT	Mr H Burnett	DWG No	1029/SP1
SCALES	1:500 @ A4	REV	
SHEET SIZE	A4		
DATE	JAN'15		
DRAWN	R.V.H.		

SITE PLAN SCALE 1:500



FYLDE BOROUGH COUNCIL

Town and Country Planning Act 1990 Town and Country Planning (Development Management Procedure) (England) Order 2010

Approval of Reserved Matters Granted

Part 1 - Particulars of Application

Application Number: 12/0680

Location: MOWBRECK CARAVAN PARK, MOWBRECK LANE, MEDLAR WITH WESHAM, PRESTON, PR4 3HA

Description: PROPOSED VARIATION OF CONDITION 7 OF PLANNING PERMISSION 78/0823 TO ALLOW YEAR ROUND OCCUPATION OF STATIC CARAVANS FOR HOLIDAY PURPOSES.

Part 2 - Particulars of Decision

The Fylde Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that PERMISSION HAS BEEN GRANTED only for the carrying out of development referred to in Part 1 hereof in accordance with the actual development proposal specified on your submitted application form and the relevant plan, a stamped copy of which is returned with this notice, subject to the following conditions(s) and reasons(s):

- 1 That the caravans within the area edged red on the plan submitted with the application 12/0680 shall be occupied for holiday purposes only and not as a persons permanent, sole or main place of residence.

The development is provided for holiday use only as occupation on a permanent basis would be contrary to the provisions of Policy SP2 of the Fylde Borough Local Plan.

- 2 The owners/operators of the caravan site shall maintain an up-to-date register of the names and main address of all owners/occupiers of individual caravans/cabins/chalets/holiday lodges etc on the site. This information shall be made available at all reasonable times to the Local Planning Authority.

The development is provided for holiday use only as occupation on a permanent basis would be contrary to the provisions of Policy SP2 of the Fylde Borough Local Plan.

Summary of Reasons for Approving Planning Permission

Fylde Borough Council has considered the proposed development in the context of the Development Plan, together with all relevant material considerations. The local planning authority considers that planning permission ought to be granted for the reasons summarised

below. A full copy of the report which addresses all relevant considerations, is available on request to the local planning authority.

In line with the 'Good Practice Guide on Planning for Tourism and Inspector's Decision Notices, the removal of the condition is considered appropriate and occupancy will be restricted to holiday use only by the above conditions.

SUMMARY OF RELEVANT POLICIES & GUIDANCE

This decision has been made having regard to the guidance provided by the National Planning Policy Framework and the policies contained within the adopted Development Plan which comprises the saved policies of:

the Regional Spatial Strategy for the North West;

the Fylde Borough Local Plan;

and all other relevant planning guidance and in particular policies:

Regional Spatial Strategy:

DP02 Promote Sustainable Communities

RDF02 Rural areas

W06 Tourism and the visitor economy

W07 Principles for tourism development

Fylde Borough Local Plan:

SP02 Development in countryside areas

TREC06 Static Caravans and Chalets

TREC10 Countryside Recreation

Informative notes: NONE

Date of Decision: 04/01/2013

Signed:



Mr P. Walker
Director of Development Services
Fylde Borough Council
Town Hall
Lytham St Annes
Lancashire, FY8 1LW

Mr Hopper
Robert V Hopper RIBA
15 Shaftesbury Close
Lytham
Lancashire FY8 4RZ

DECISION ITEM

REPORT OF	MEETING	DATE	ITEM NO
RESOURCES DIRECTORATE	PUBLIC PROTECTION COMMITTEE	23 JULY 2015	7

CARAVAN LICENSING - RIVER WYRE CARAVAN PARK

PUBLIC ITEM

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

SUMMARY

The owner of River Wyre Caravan Park in Staining has applied to vary a condition of its site licence to allow the site to operate throughout the year. The report sets out the application and invites the committee to decide it.

RECOMMENDATION

To consider whether to amend Condition 2 of the licence as requested by the site owner.

CORPORATE PRIORITIES

To Promote the Enhancement of The Natural & Built Environment (Place)		To Encourage Cohesive Communities (People)	
To Promote a Thriving Economy (Prosperity)	✓	To Meet Expectations of our Customers (Performance)	

SUMMARY OF PREVIOUS DECISIONS

There are no previous decisions relating to this matter.

REPORT

RIVER WYRE CARAVAN PARK

1. River Wyre Caravan Park is located on Mains Lane, Singleton, licensed for 111 holiday static caravans and for 25 touring caravans.
2. Condition 2 of the holiday and touring site licence limits the operation of the site from 1st March to the 5th January.

THE PROPOSED CHANGE

3. The site owner has applied to vary conditions 2 to extend the occupation of the site for all year round use.

PLANNING AND POLICY

4. The site's planning permission allows occupation of caravans for all year round holiday use.
5. Caravan site licenses are issued under the Caravan Sites and Control of Development Act 1960. The council must have regard to any model standards issued by the government when deciding whether to agree to a variation of conditions¹. The relevant model standards for touring sites do not require a closure period.
6. The Committee are requested to decide the variation application.

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	9 th July 2015	

LIST OF BACKGROUND PAPERS		
Name of document	Date	Where available for inspection
Premises File	10th July 2015	Room 219 Chaseley Building

Attached Documents

1. Appendix 1- River Wyre Holiday Licence
2. Appenidix 2- River Wyre Touring Licence
3. Appendix 3- River Wyre Application and Location Plan
4. Appendix 4- Planning Consent 12-0382

¹ Caravan Sites and Control of Development Act 1960, section 8(4)



Caravan Sites and Control of Development Act 1960

Section 3

Holiday Caravan Site Licence River Wyre Caravan Park

To: Francis and Dorothy Rowe and Sons
30 Mains Lane
Little Singleton
Poulton-Le-Fylde
Lancashire
FY6 7LF

TAKE NOTICE THAT WHEREAS

On 3rd Day of April 2006 you made application for a site licence in respect of land situated at indicated River Wyre Caravan Park, 30 Mains Lane, Little Singleton, Poulton-Le-Fylde, Lancashire on the plan submitted with the application (which land is hereinafter called "the land")

You are entitled to benefit of permission for the use of the land as a caravan site under the Town and Country Planning Acts, 1962 to 1990, otherwise than by a Development Order.

NOW THEREFORE the Council of the Borough of Fylde (hereinafter called "the Council") HEREBY GRANT a site licence in respect of the land pursuant to Section 3 of the Caravan Sites and Control of Development Act 1960, subject to the conditions specified in the schedule hereto.

This Licence cancels all previous licences.

The Schedule

1. The total number of caravans stationed on the site at any one time shall be such as to enable compliance with the requirements of this schedule to be maintained and in any case shall not exceed 111 (One Hundred and Eleven).
2. Caravans shall be used solely for human habitation as static holiday caravans and no caravan shall be occupied between the 5th of January and the last day of February in any one year.
3. At all times when caravans are stationed on the site for the purposes of human habitation, all facilities and equipment required to be provided by this schedule shall be properly maintained.

Site Boundaries

4. The boundaries of the site should be clearly marked, for example by fences or hedges. In addition, the site owner should give the local authority a plan of its layout. It is recommended that a 3 meter wide area should be kept clear within the inside of all boundaries.

Density and Space Between Caravans

5. Subject to the following variations, the minimum spacing distance between caravans made of aluminium or other materials with similar fire performance properties should be not less than 5 meters between units, 3.5 meters at the corners. For those with a plywood or similar skin it should be not less than 6 meters. Where there is a mixture of holiday caravans of aluminium and plywood, the separation distance should be 6 meters; and where there is a mixture of permanent residential homes and holiday caravans, the separation distance should again be 6 meters. The point of measurement for porches, awnings, etc is the exterior cladding of the caravan.
 - Porches may protrude 1 meter into the 5 metres and should be of the open type.
 - Where there are ramps for the disabled, verandahs and stairs extending from the unit, there should be 3.5 meter clear space between them (4.5 meter if mixture of caravans) and such items should not face each other in any space.
6. The density should be consistent with safety standards and health and amenity requirements. The gross density should not exceed 60 (sixty) caravans to the hectare, calculated on the basis of the useable area (ie excluding lakes, roads, communal services and other areas unsuitable for the siting of caravans) rather than the total site area.
7. Roads and footpaths should be designed to provide adequate access for fire appliances. (Detailed guidance on turning circles etc is available from fire authorities). Roads of suitable material should be provided so that no static caravan standing is more than fifty metres from a road. Where the approach to the caravan is across ground that may become difficult or dangerous to negotiate in wet weather, each standing should be connected to a carriageway by a footpath with a hard surface. Roads should not be less than 3.7 metres wide, or, if they form part of a clearly marked one way traffic system, three metres wide. Gateways should be a minimum of 3.1 metres wide and have a minimum height clearance of 3.7 metres. Footpaths should not be less than 0.75 metres wide. Roads should have no overhead cable less than 4.5 metres above the ground. They should be suitably lit taking into account the needs and characteristics of a particular site. Emergency vehicle routes within the site should be kept clear of obstruction at all times.

Hard Standings

8. Where possible, every static caravan should stand on a hard standing of suitable material, which should extend over the whole area occupied by the caravan placed upon it, and should project a sufficient distance outwards from the entrance or entrances of the caravan to enable occupants to enter and leave safely.

Hard standings may be dispensed with if the caravans are removed during the winter, or if they are situated on a ground which is firm and safe in poor weather conditions.

Fire Fighting Appliances

Fire Points

9. These should be established so that no caravan or site building is more than thirty metres from a fire point. They should be housed in a weather-proof structure, easily accessible and clearly and conspicuously marked "FIRE POINT".

Fire Fighting Equipment

10. Where water standpipes are provided and there is a water supply of sufficient pressure and flow to project a jet of water approximately 5 metres from the nozzle, such water standpipes should be situated at each fire point. There should also be a reel that complies with British Standard 5306 Part 1, with a hose not less than 30 metres long, having a means of connection to a water standpipe (preferably a screw thread connection) with a water supply of sufficient pressure and terminating in a small hand control nozzle. Hoses should be housed in a box painted red and marked "HOSE REEL".
11. Where standpipes are not provided but there is a water supply of sufficient pressure and flow, fire hydrants should be installed within 100 metres of every caravan standing. Hydrants should conform to British Standard 750. Access to hydrants and other water supplies should not be obstructed or obscured.
12. Where standpipes are not provided or the water pressure or flow is not sufficient, each fire point should be provided with either water extinguishers (2 x 9 litre) or a water tank of at least 500 litres capacity fitted with a hinged cover, 2 buckets and 1 hand-pump or bucket pump.

Fire Warning

13. A means of raising the alarm in the event of a fire should be provided at each fire point. This could be by means of a manually operated sounder, eg metal triangle with a striker, gong or hand operated siren. The advice of the fire authority should be sought on an appropriate system.

Maintenance

14. All alarm and fire fighting equipment should be installed, tested and maintained in working order by a competent person and be available for inspection by, or on behalf of, the licensing authority. A log-book should be kept to record all tests and any remedial action.
15. All equipment susceptible to damage by frost should be suitably protected.
16. A clearly written and conspicuous notice should be provided and maintained at each fire point to indicate the action to be taken in case of fire and the location of the nearest telephone. This notice should include the following:

"On discovering a fire:

- i) Ensure the caravan or site building involved is evacuated.
- ii) Raise the alarm.
- iii) Call the fire brigade (the nearest telephone is sited ...).

- iv) Attack the fire using the fire fighting equipment provided, if safe to do so.

It is in the interest of all occupiers of this site to be familiar with the above routine and the method of operating the fire alarm and fire fighting equipment."

Fire Hazards

17. Long grass and vegetation should be cut at frequent and regular intervals where necessary to prevent it becoming a fire hazard to caravans, buildings or other installations on the site. Any such cuttings should be removed from the vicinity of caravans. The space beneath and between caravans should not be used for the storage of combustible materials.

Storage of Liquefied Petroleum Gas (LPG)

18. The storage of LPG should comply with LPGA Code of Practice 7: "Storage of full and empty LPG cylinders and cartridges" or LPGA Code of Practice 1 Part 1: "Bulk storage at fixed installations: installation and operation of vessels located above ground", as appropriate.

Where there are metered supplies from a common LPG storage tank, then LPGA Code of Practice 25: "The Storage and Use of LPG at Metered Estates" provides further guidance. In this case and where a mains gas supply is available, then the Gas Safety (Installation and Use) Regulations 1998 and the Pipe-lines Act 1962 may also be applicable.

Exposed gas bottles or cylinders should not be within the separation boundary of an adjoining unit.

LPG installations should conform to British Standard 5482, "Code of Practice for Domestic Butane and Propane Gas Burning Installations, Part 2: 1977 Installations in Caravans and Non-Permanent Dwellings".

In cases where the site owner supplies gas to caravans on the site, he may need an authorisation to do so from OFGAS under the Gas Act 1986.

Electrical Installations

19. Sites should be provided with an electricity supply sufficient in all respects to meet all reasonable demands of the caravans situated on them.
20. Such electrical installations, other than Electricity Board works and circuits subject to regulations made by the Secretary of State under Section 16 of the Energy Act 1983 and Section 64 of the Electricity Act 1947, should be installed, tested and maintained in accordance with the provisions of the Institution of Electrical Engineers' (IEE) Regulations for Electrical Installations for the time being in force, and where applicable, to the standard which would be acceptable for the purposes of the Electricity (Overhead Lines) Regulations 1988, Statutory Instrument 1988 No 1057.
21. Work on electrical installations and appliances should be carried out only by competent persons such as the manufacturer's appointed agent, the electricity supplier, a professionally qualified electrical engineer, a member of the Electrical Contractors' Association, a contractor approved by the National Inspection Council for Electrical Installation Contracting, or a qualified person acting on behalf of one of the above.

The installations should be inspected periodically: under IEE Wiring Regulations, every year or such longer period (not exceeding three years) as is considered appropriate in each case. When an installation is inspected, it should be judged against the current regulations.

The inspector should, within 1 (one) month of such an inspection, issue an inspection certificate in the form prescribed in the IEE Wiring Regulations which should be retained by the site operator and displayed, supplemented or replaced by subsequent certificates, with the site licence. The cost of the inspection and report should be met by the site operator or licence holder.

22. If an inspection reveals that an installation no longer complies with the regulations extant at the time it was first installed, any deficiencies should be rectified. Any major alterations and extensions to an installation affected by them should comply with the latest version of the IEE Wiring Regulations.
23. If there are overhead electric lines on the site, suitable warning notices should be displayed at the entrance to the site on supports for the line. Where appropriate, particular attention should be drawn to the danger of masts of yachts or dinghies contacting the line.

Water Supply

24. All sites should be provided with a water supply in accordance with appropriate Water Bye-laws and statutory quality standards.

Drainage, Sanitation and Washing Facilities

25. Satisfactory provision should be made for foul drainage, either by connection to a public sewage treatment works or by discharge to a properly constructed septic tank or cesspool approved by the Local Authority.

Refuse Disposal

26. Arrangements should be made for the bins to be emptied regularly. Where communal refuse bins are also provided these should be of similar construction and housed within a properly constructed bin store

Parking

27. One car only may be parked between adjoining caravans provided that the door to the caravan is not obstructed. Suitably surfaced parking spaces should be provided where necessary to meet the additional requirements of the occupants and their visitors. Plastic or wooden boats should not be parked between units.

Recreation Space

28. Where children stay on the site, space equivalent to about one-tenth of the total area should be allocated for children's games and/or other recreational purposes. This provision will normally be necessary because of the limited space available round the caravans, but may be omitted where there are suitable alternative publicly provided recreational facilities which are readily accessible.

Notices

29. A suitable sign should be prominently displayed at the site entrance indicating the name of the site.
30. A copy of the site licence with its conditions should be displayed prominently on the site.
31. Notices and a plan should be displayed on the site setting out the action to be taken in the event of an emergency. They should show where the police, fire brigade, ambulance and local doctors can be contacted, and the location of the nearest public telephone. The notices should also give the name and location/ telephone number of the site licence holder or his/her accredited representative. At sites subject to flood risk, warning notices should be displayed giving advice about the operation of the flood warning system.
32. All notices should be suitably protected from the weather and displayed where possible out of the direct rays of the sun, preferably in areas lit by artificial lighting.

Dated 8th Day of May 2006



C.Platt

Business Unit Manager Consumer Wellbeing and Protection.



Mr Wroe,
River Wyre Holiday Camp,
30 Mains Lane,
Singleton,
Nr Poulton-Le-Fylde,
Lancashire,
FY6 7LF

Our Ref: 227038-md

Your Ref:

Please Ask For: Michael Duck

Telephone: 01253 658620

Email: michaeld@fylde.gov.uk

Date: 12 January 2015

Dear Sir,

**The Caravan Sites and Control of Development Act 1960
River Wyre Holiday Camp, 30 Mains Lane, Singleton**

With reference to my previous correspondents to yourself dated 14th October 2013, which I enclose a copy.

This Department can confirm that to date we've not received an application from yourselves to amend your site licence to reflect Planning Consent 12/0382 to allow year round holiday use of static caravan site.

We are concerned that we wrote to you in October 2013 to amend the Condition 2 of your site licence, we are yet to receive your application and feel that we have provided you with sufficient time in which to make your application. An application form can be downloaded from the following link-

<http://www.fylde.gov.uk/business/licensing/caravansitelicensing/>

It is this Department's expectation that a completed application form is returned to the Council by no later than the 6th February 2015, with a view of us amending your licence. Failure to do so by this date may result in the Council investigating the matter further, with a view to taking formal action.

I look forward to receiving your reply in due course. But in the meantime, please don't hesitate to contact myself.

Yours Sincerely

Michael Duck
Senior Environmental Health Officer- Commercial Section

For your information, I also enclose a copy of your current site licence(s).



Caravan Sites and Control of Development Act 1960

Section 3

Touring Caravan Site Licence River Wyre Caravan Park

To: Francis and Dorothy Rowe and Sons
River Wyre Caravan Park
30 Mains Lane
Little Singleton
Poulton-Le-Fylde
Lancashire
FY6 7LF

TAKE NOTICE THAT

WHEREAS on 3rd Day of April 2006 you made application for a site licence in respect of land situated at River Wyre Caravan Park, 30 Mains Lane, Little Singleton, Poulton-Le-Fylde, Lancashire indicated on the plan submitted with the application (which land is hereinafter called "the land")

AND WHEREAS you are entitled to benefit of permission for the use of the land as a caravan site under the Town and Country Planning Acts, 1962 to 1990, otherwise than by a Development Order.

NOW THEREFORE the Council of the Borough of Fylde (hereinafter called "the Council") HEREBY GRANT a site licence in respect of the land pursuant to Section 3 of the Caravan Sites and Control of Development Act 1960, subject to the conditions specified in the schedule hereto.

This Licence cancels all previous licences.

The Schedule

1. The total number of caravans stationed on the site at any one time shall be such as to enable compliance with the requirements of this schedule to be maintained and in any case shall not exceed 25 (Twenty-five).
2. Caravans shall be used solely for human habitation as static holiday caravans and no caravan shall be occupied between the 5th of January and the last day of February in any one year.

3. The site shall be maintained in a clean and tidy condition at all times. Every caravan stationed on the site shall be maintained in a good state of repair and external decoration.

Density

4. Site density should not exceed 75 units (caravan or motor caravans) per hectare (30 units per acre) calculated on the basis of the usable area rather than the total site area (ie. excluding crags, lakes, roads, communal services etc.) provided that, where tent camping is also permitted, the maximum number of units stationed on the site at any one time should be reduced by the number of pitches occupied by main tents stationed for human habitation.
5. Where the number of units on the site is to be limited by condition, it may be appropriate to prescribe maximum by references to specified periods so as to permit up to 10 more units during such peak holiday periods as may be agreed between the site licensing authority and the licence holder without the provision of additional facilities, provided that:
 - (i) the provisions of paragraph 1 above are complied with, and
 - (ii) the standards relating to spacing, as set out in paragraph 3 below, are complied with.

Spacing

6. Every unit should be not less than 6 metres from any other unit in separate family occupation and not less than 3 metres should be permitted between units in any circumstances.
7. Vehicles and other ancillary equipment should be permitted within the 6 metres space between units in separate family occupation but, in order to restrict the spread of fire, there should always be 3 metres clear space within the 6 metres separation.
8. Emergency vehicles should be able to secure access at all times to within 90 metres of any unit on the site.

Drinking Water Supply and Waste Water Disposal

9. There should be an adequate supply of drinking water. Each pitch on a site should be no further than 90 metres from a water tap. At each tap there should be a soakaway or gulley.
10. Water waste disposal should be provided so that each pitch is no further than 90 metres from a waste water disposal point. The appropriate Water Authority should be consulted about the arrangement for disposal of water likely to be contaminated.

Toilets: WCs and Chemical Closets

11. The scale of provision should be 1 WC and 1 urinal for men and 2 WC's for women per 30 pitches and their location should be to the satisfaction of the Licensing Authority. The pro rata scale can be reduced where sites have over 120 pitches (see also paragraph 9 below). Toilets may not be justified where sites have less than 10 pitches, but on sites with between 10 and 30 pitches at least one WC and 1 urinal for men and 2 WC's for women should be provided.
12. Where the provision of WC's is not feasible or justified, entry should be confined to units with their own toilets or chemical closets should be provided.

Disposal Point of Chemical Closets

13. Whether or not WC's are provided, a properly designed disposal point for the contents of chemical closets should be provided together with an adjacent adequate supply of water for cleaning containers. The method of disposal will need to be considered in the light of the particular circumstances and should be to the satisfaction of the Local Authority and the appropriate Water Authority. Where appropriate, the water supply should be clearly labelled as non-potable.

Washing Points

14. There should be a minimum of 4 wash basins supplied with water per 30 units : 2 each for men and women. They should be adjacent to the toilets.

Hot Water: Showers

15. Showers should not be obligatory on sites with less than 70 pitches. If showers are required, provision should be on the basis of 1 shower per 25 pitches and hot water should be available.

Disabled Persons

16. Particular consideration should be given to the needs of the disabled in the provision made for water points, toilets, washing points and showers.

Electrical Installations

17. Where there is an electrical installation other than Electricity Board works and circuits subject to Regulations under Section 60 of the Electricity Act 1947, it should be installed to the requirements of the Institution of Electrical Engineers' Regulations for Electrical Installations (the IEE Wiring Regulations) for the time being in force and, where appropriate, to the standard acceptable for the Electricity (Overhead Lines) Regulations 1970, S.I. 1970, No. 1355. Any installation should be maintained in such a way as to prevent danger as far as reasonably practicable and should be periodically inspected and tested by a competent person in accordance with the IEE Wiring Regulations.

Refuse Disposal

18. Adequate provision should be made for the storage, collection and disposal of refuse. (It is expected that site operators should normally be able to meet their responsibilities by making arrangements with the Local Authority).

Fire Precautions

19. No unit should be further than 90 metres from a fire point. At each fire point there should be two water (gas expelled) extinguishers each of 10 litres capacity and complying with British Standard 5423:1980, together with a means of raising the alarm in the event of equipment susceptible to damage by frost should be suitably protected.
20. Wherever there is a likelihood of fire spreading due to vegetation catching fire, suitable beaters, of the type used by the Forestry Commission, should also be provided at each fire point.
21. The fire points should be clearly marked and easily accessible. All fire-fighting equipment should be maintained in working order and kept available for use and for inspection by the Licensing Authority.
22. Each fire point should exhibit a conspicuous notice indicating the action to be taken in case of fire and the location of the nearest telephone. The notice should include the following:-

"On discovering a fire:

- i) Ensure the caravan or site building involved is evacuated.
- ii) Raise the alarm.
- iii) Call the fire brigade (the nearest telephone is sited ...).
- iv) Attack the fire using the fire fighting equipment provided, if safe to do so.

It is in the interest of all occupiers of this site to be familiar with the above routine and the method of operating the fire alarm and fire fighting equipment."

Liquefied Petroleum Gas

23. Arrangements for the storage of Liquefied Petroleum Gas (LPG) on the site, should be in accordance with the current National Code of Practice and Regulations.

Site Notices

24. A sign indicating the name of the site should be displayed at the site entrance.
25. Notices should be displayed prominently on the site indicating the action to be taken in the event of an emergency and show where the Police, Fire Brigade, Ambulance and Local Doctors can be contacted and the location of the nearest public telephone. Where practicable a telephone should be provided on the site and the full address of the site should be displayed near the telephone.
26. At sites subject to flood risk, warning notices should be displayed giving advice about the operation of the flood warning system.
27. At sites with overhead electric lines, warning notices should be displayed on the supports for the lines and at the site entrance. Where appropriate, these should

warn against the danger of contact between the lines and the masts of yachts or dinghies.

28. A copy of the site licence with its conditions should be displayed prominently on the site.

Dated: 8th Day of May 2006

A handwritten signature in dark ink, reading 'Clare Platt'. The signature is written in a cursive style with a large 'C' and 'P'.

C.Platt:
Business Unit Manager Consumer Wellbeing and Protection



Caravan Sites and Control of Development Act 1960
Application/variation For a Site Licence

1. Brief Site Details

Name of Site: River Wyre Caravan Park	
Postal address of Site: 30 Mains Lane Singleton Poulton-le-Fylde	
Post Code: FY6 7LF	Phone: 01253 883368 Fax: e-Mail:

2. Applicants Details

Name: Mr Rowe	
Postal address of Applicant (If different from above): as above	
Post Code:	Phone: Mobile: e-Mail:

3. Is the applicant the:

Freeholder	<input checked="" type="checkbox"/>	Tenant	<input type="checkbox"/>
Leaseholder	<input type="checkbox"/>	Other	<input type="checkbox"/>

If applicant is the leaseholder of a tenant, please give details of the agreement:

5. Existing Licence Conditions:

Type of unit	Please Tick as appropriate	Number
Permanent residential	<input type="checkbox"/> Caravans
Static Holiday	<input checked="" type="checkbox"/>	...111... Caravans
Holiday Chalets	<input type="checkbox"/> Chalets
Touring Holiday	<input checked="" type="checkbox"/> Units

Opening Season:

Static Sites	<input checked="" type="checkbox"/>	1 March to 4 Jan
Touring Sites	<input checked="" type="checkbox"/>	1 March to 4 Jan

6. Proposed Application to alter Licence Condition:

Type of unit	Please Tick as appropriate	Number
Permanent residential	<input type="checkbox"/> Caravans
Static Holiday	<input type="checkbox"/> Caravans
Holiday Chalets	<input type="checkbox"/> Chalets
Touring Holiday	<input type="checkbox"/> Units

Opening Season:

Static Sites	<input checked="" type="checkbox"/>	1 March to 1 March
Touring Sites	<input checked="" type="checkbox"/>	1 March to 1 March

12 months

7. Does the site have planning permission?

Yes	<input checked="" type="checkbox"/>	
No	<input type="checkbox"/>	
Applied For	<input type="checkbox"/>	Date:

If yes, please give relevant permissions and references:

Planning consent 12/0382

8. How is drinking water provided?

Mains supply to unit	<input checked="" type="checkbox"/>	...111... Units
Standpipes	<input checked="" type="checkbox"/>	Touring area Units

9. How are toilets and wash hand basins provided?

Communal toilet blocks ☒ *Touring* Units
 Units have their own facilities ☒ *111* Units

10. How are showers provided?

Communal shower blocks ☒ *Touring* Units
 Units have their own showers ☒ *111* Units

11. Type of foul drainage?

Mains drainage ☐ Units
 Cesspool or cesspit ☐ Units

Private Sewage Plant for all.

12. How is kitchen waste water disposed of?

Units have their own sinks connected to foul drainage. ☒ *all Statics* Units

Communal washing up sinks/waste water disposal points connected to foul drainage. ☒ *Touring* Units

Other (Please give details) ☐ Units

No waste water disposal ☐ Units

13. How is surface water drainage provided?

14. How is refuse stored on the site?

Individual bins at each unit ☐ Units
 Communal wheeled bins or skips ☒ *1* Units
 Communal bin store ☐ Units

15. Do units use liquefied petroleum gas (LPG) cylinders?

Yes ☒
 No ☐

16. Is there a LPG storage area on the site?

Yes ☒

No ☐

17. Has the applicant held a site licence which has been revoked at any time in the last three years?

Yes ☐

No ☒

18. Was the site in use as a caravan site:

On 9th March 1960 ☒

On 29th March 1960 ☒

At any other time since 9th March 1958 ☒

If so, when:

Since late 20's

19. Address for correspondence:

Caravan site ☒

Applicants address ☒

Other (please state below) ☐

Name:	
Address:	
Post Code:	Phone: Mobile: e-Mail:

Signed: <i>[Signature]</i>	Dated:										
With the application Form, please send the following: A layout plan of the site at 1:500 scale including: <table> <tr> <td>A. Site Boundaries</td> <td>B. Position and numbering of touring/holiday caravans and residentia park homes.</td> </tr> <tr> <td>C. Roads and footpaths</td> <td>D. Toilet blocks, stores and other buildings</td> </tr> <tr> <td>E. Water Supplies</td> <td>F. Recreational spaces</td> </tr> <tr> <td>G Fire points</td> <td>H. Parking spaces</td> </tr> <tr> <td>I. Foul and surface water drainage</td> <td></td> </tr> </table>		A. Site Boundaries	B. Position and numbering of touring/holiday caravans and residentia park homes.	C. Roads and footpaths	D. Toilet blocks, stores and other buildings	E. Water Supplies	F. Recreational spaces	G Fire points	H. Parking spaces	I. Foul and surface water drainage	
A. Site Boundaries	B. Position and numbering of touring/holiday caravans and residentia park homes.										
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E. Water Supplies	F. Recreational spaces										
G Fire points	H. Parking spaces										
I. Foul and surface water drainage											

RIVER WYRE CARAVAN PARK
33 Mains Lane, Singleton, Poulton-le-Fylde, FY6 7LF

Site Location Plan





Town and Country Planning Acts

Variation of Condition Granted

Part 1 - Particulars of Application

Application Number: 12/0382

Location: RIVER WYRE HOLIDAY CAMP, 30 MAINS LANE, SINGLETON,
POULTON-LE-FYLDE, FY6 7LG

Description: REMOVAL OF CONDITION 2 FROM PLANNING PERMISSION 3/7/2440
TO ALLOW YEAR ROUND HOLIDAY USE OF STATIC CARAVAN SITE

Part 2 - Particulars of Decision

The Fylde Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that PERMISSION HAS BEEN GRANTED only for the carrying out of development referred to in Part 1 hereof in accordance with the actual development proposal specified on your submitted application form and the relevant plan, a stamped copy of which is returned with this notice, subject to the following conditions(s) and reasons(s):

- 1 That the caravans within the area edged red on the 'Promap' plan submitted with the application 12/0382 shall be occupied for holiday purposes only and not as a persons permanent, sole or main place of residence.

The development is provided for holiday use only as occupation on a permanent basis would be contrary to the provisions of Policy SP2 of the Fylde Borough Local Plan.

- 2 The owners/operators of the caravan site shall maintain an up-to-date register of the names and main address of all owners/occupiers of individual touring caravans, holiday lodges, motorhomes, etc on the site. This information shall be made available at all reasonable times to the Local Planning Authority.

The development is provided for holiday use only as occupation on a permanent basis would be contrary to the provisions of Policy SP2 of the Fylde Borough Local Plan.

Summary of Reasons for Approving Planning Permission

Fylde Borough Council has considered the proposed development in the context of the Development Plan, together with all relevant material considerations. The local planning authority considers that planning permission ought to be granted for the reasons summarised below. A full copy of the report which addresses all relevant considerations, is available on request to the local planning authority.

In line with the 'Good Practice Guide on Planning for Tourism and Inspector's Decision Notices, the removal of the condition is considered appropriate and occupancy will be restricted to holiday use only by the above conditions.

IMPORTANT – PLEASE CAREFULLY READ THE NOTES BELOW AS FAILURE TO COMPLY COULD MAKE THE DEVELOPMENT HEREBY PERMITTED UNAUTHORISED In addition if a condition precedent is breached, the development is unauthorised and the only way to rectify the development is the submission of a new application. If any other type of condition is breached then you will be liable to a breach of condition notice.

SUMMARY OF RELEVANT POLICIES & GUIDANCE

This decision has been made having regard to the guidance provided by the National Planning Policy Framework and the policies contained within the adopted Development Plan which comprises the saved policies of:
the Regional Spatial Strategy for the North West;
the Fylde Borough Local Plan;
and all other relevant planning guidance and in particular policies:

Regional Spatial Strategy:

- DP02 Promote Sustainable Communities
- RDF02 Rural areas
- W06 Tourism and the visitor economy
- W07 Principles for tourism development

Fylde Borough Local Plan:

- SP02 Development in countryside areas
- TREC06 Static Caravans and Chalets
- TREC10 Countryside Recreation

Informative notes: NONE

Date of Decision: 12/09/2012

Signed:



Mr P. Walker
Director of Development Services
Fylde Borough Council
Town Hall
Lytham St Annes
Lancashire, FY8 1LW

Mr Sweeting
GVA Hotels and Leisure
First Floor City Point
29 King Street
Leeds
West Yorkshire (Met County)
LS1 2HL

DECISION ITEM

REPORT OF	MEETING	DATE	ITEM NO
RESOURCES DIRECTORATE	PUBLIC PROTECTION COMMITTEE	23 JULY 2015	8

CARAVAN LICENSING - WHITMORE CARAVAN PARK

PUBLIC ITEM

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

SUMMARY

The owner of Whitmore Caravan Park in Greenhalgh has applied to vary a condition of its site licence to allow the site to operate for longer during each year. The report sets out the application and invites the committee to decide on it.

RECOMMENDATION

To consider whether to amend Condition 1c of the site licence as requested by the site owner.

CORPORATE PRIORITIES

To Promote the Enhancement of The Natural & Built Environment (Place)		To Encourage Cohesive Communities (People)	
To Promote a Thriving Economy (Prosperity)	✓	To Meet Expectations of our Customers (Performance)	

SUMMARY OF PREVIOUS DECISIONS

There are no previous decisions relating to this matter.

REPORT

WHITMORE CARAVAN PARK

1. Whitmore Caravan Park is a touring site at Bradshaw Lane, Greenhalgh near Kirkham, licenced for 25 caravans.
2. Condition 1c of the site licence limits the operation of the site to the period from 1st March to 31st October each year.

THE PROPOSED CHANGE

3. The site owner has applied to vary condition 1c to extend the operation of the site to the period to between 15th February and 31 December each year.

PLANNING AND POLICY

4. The site's present planning permission allows occupation between 15th February and 31st December in any year.
5. Caravan site licenses are issued under the Caravan Sites and Control of Development Act 1960. The council must have regard to any model standards issued by the government when deciding whether to agree to a variation of conditions¹. The relevant model standards for touring sites do not require a closure period.
6. The Committee are requested to decide the variation application.

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	9 th July 2015	

LIST OF BACKGROUND PAPERS		
Name of document	Date	Where available for inspection
Premises File		Room 219 Chaseley Building

Attached Documents

1. Appendix 1 – Caravan Sites and Control of Development Act, 1960, Section 3
2. Appendix 2 – Caravan Sites and Control of Development Act 1960, Application/Variation for Site Licence
3. Appendix 3 – Town and Country Planning Acts, Application 06/0726

¹ Caravan Sites and Control of Development Act 1960, section 8(4)

Section 3

LICENCE AMENDMENT

Whitmoor, Bradshaw Lane, Greenhalgh, Kirkham.

Condition number one of the Touring Caraven Site Licence dated 4th September 1975 is hereby amended to read 25 caravans instead of 16.

DATED this First day of December 1993.

SIGNED.....
Director of Environmental Health and Housing

CARAVAN SITES AND CONTROL OF DEVELOPMENT ACT, 1960

Section 3

LICENCE TRANSFER ENDORSEMENT

In pursuance of Section 10 of the Caravan Sites and Control of Development Act 1960 the Council hereby consent to the transfer of this licence to Mr RICHARD GARY MOORE., "WHITMOOR", BRADSHAW LANE, GREENHALGH, Near KIRKHAM, with effect from the Eighteenth day of February 1991.

DATED this Twenty Seventh day of February 1991.

SIGNED.....
Director of Environmental Health and Housing

CARAVAN SITES AND CONTROL OF DEVELOPMENT ACT, 1960

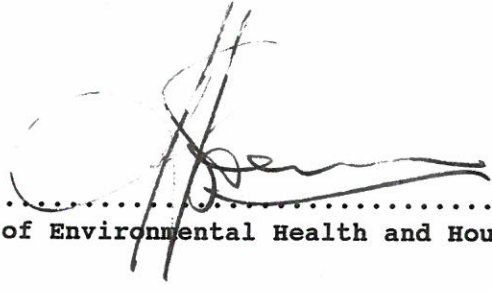
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DATED this Twenty Seventh day of February 1991.

SIGNED.....
Director of Environmental Health and Housing

A handwritten signature in dark ink, appearing to be 'J. Green', is written over the signature line and extends slightly into the title line.

Site Reference: F=C/JWG/78.

CARAVAN SITES AND CONTROL OF DEVELOPMENT ACT 1960

SECTION 3.

S I T E L I C E N C E

To: John W. Garlick,
Whitmoor,
Bradshaw Lane,
Greenhalgh,
near Kirkham.

WHEREAS on the 24th day of August 1978, you made application for a site licence in respect of land situate at Whitmoor, Bradshaw Lane, Greenhalgh, near Kirkham (hereinafter called "the site").

AND WHEREAS you are entitled to the benefit of planning permission for the use of the site as a caravan site granted by the Fylde Borough Council under reference 5/78/534, dated 13th July 1978.

NOW THEREFORE the Fylde Borough Council HEREBY GRANT a site licence in respect of the site pursuant to section 3 of the Caravan Sites and Control of Development Act, 1960, subject to the following conditions:-

- 1a) The total number of caravans stationed on the site at any one time shall be such as to enable compliance with the requirements of any of the following conditions to be maintained, and in any case shall not exceed 16 (sixteen).
- b) The site shall be laid out in accordance with the plan submitted with the application for this licence or in accordance with any amended plan which has been submitted to and approved in writing by the Council.

- 1) The site shall be used only as a touring caravan site and only during the period from 1st March to 31st October each year. Between the 31st October of each year and the 1st March of the following year all caravans shall be removed from the site.
- b) The caravans using the site shall not exceed 18 feet in length (excluding the towbar) and shall not remain on the site for any one period exceeding 21 days.
- 3) Every caravan shall be not less than six metres from any other caravan and not less than three metres from the site road.
- 4) The site road shall be constructed of suitable material to the satisfaction of the Council and shall be not less than 4 metres wide.
- 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 hinged cover, two buckets and one hand pump or bucket pump. The fire point shall be clearly and conspicuously marked "FIRE POINT".
- b) A suitable hand operated bell or other means of raising an alarm shall be provided at the fire point.
- c) A clearly written and conspicuous notice shall be provided and maintained at the fire point to indicate the action to be taken in case of fire and the location of the nearest telephone. This notice shall include the following:-

"On discovering a fire

- i ensure the caravan or site building is evacuated.
- ii raise the alarm
- iii call the fire brigade (the nearest telephone is sited)
- iv attack the fire using the fire fighting equipment provided.

It is in the interest of all occupiers of this site to be familiar with the above routine and the method of operating the fire alarm and fire fighting equipment."

- 6) Long grass and vegetation shall be cut at frequent and regular intervals to prevent it becoming a fire hazard. Any such cuttings shall be removed from the vicinity of caravans.
- 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.
- 8) A telephone shall be available on the site for calling the police, fire brigade, ambulance or other services in an emergency.
- 9) Where an electricity supply is provided for use by caravans stationed on the site the electrical installation other than Electricity Board works and circuits subject to regulations made by the Secretary of State for Energy, under Section 60 of the Electricity Act 1947, shall be installed and maintained in accordance with the requirements of the Institution of Electrical Engineers Regulations for the Electrical Equipment of Buildings (the IEE Wiring Regulations) for the time being in force, and where appropriate to the standard which would be acceptable for the purposes of the Electricity (Overhead Lines) Regulations 1970, SI 1970 No. 1355.

The installation shall be inspected not less than once in every 12 months, (in the case of underground installations 3 years) or in such longer period as may be recommended by a person who should be one of the following:-

- A professionally qualified electrical engineer;
- A member of the Electrical Contractors' Association;
- A member of the Electrical Contractors' Association of Scotland;
- A certificate holder of the National Inspection Council for Electrical Installation Contracting; or
- A qualified person acting on behalf of one of these (in which case it should be stated for whom he is acting).

Such person shall within one month of such an inspection issue an inspection certificate in the form prescribed in the IEE Wiring Regulations which should be retained by the site operator and displayed with the site licence. The cost of the inspection and report shall be met by the site operator.

- 10) The site shall be provided with a water supply complying with British Standard Code of Practice C.P. 310 (1965).
- 11) Sufficient water standpipes with an adequate supply of water shall be provided so that no caravan is more than 45 metres from a standpipe.
- 12) A suitable trapped drain inlet surrounded by at least one square metre of paved or concreted area shall be provided at the base of each water standpipe. These drain inlets shall be connected to the foul drainage system.
- 13) Provision shall be made for the disposal of all foul drainage from the site by connection to a public sewer or by discharge to a sewage treatment plant designed and constructed to the satisfaction of the Local Authority and the North West Water Authority.
- 14a) A communal toilet block shall be provided, with adequate supplies of water, on at least the following scales:-

Men	1 water closet and 1 urinal
		1 wash basin
		1 shower or bath (with hot and cold water supply)
		1 deep sink with hot and cold water supply for use for laundry purposes.
Women	2 water closets
		1 wash basin
		1 shower or bath (with hot and cold water supply)
		1 deep sink with hot and cold water supply for use for laundry purposes.
- b) There shall be sufficient space in each shower compartment to enable clothing to be stored and kept dry.
- 15a) Suitable and sufficient means of internal and external artificial lighting shall be provided and maintained for all communal facilities.
- b) all fixtures and fittings provided for communal use shall be maintained in proper working order and in a clean condition.

- 16) A properly designed disposal point for the contents of chemical closets shall be provided, and shall have an adequate supply of running water for cleaning the containers.
- 17) There shall be provided in approved positions under the control of the applicant a sufficient number of refuse bins with close fitting lids and with handles; the refuse bins to be situated conveniently for collection by the Council's employees.
- 18) Adequate provision shall be made for surface water drainage of the site.
- 19) A suitably surfaced car parking space shall be provided for each caravan stationed on the site.
- 20) No huts, sheds, tents, porches, verandahs or other structures or buildings shall be erected, placed or kept on the site unless prior approval in writing has been obtained by the site licensee from the Council.
- 21a) The site shall be maintained in a clean and tidy condition at all times.
 - b) Every caravan stationed on the site shall be maintained in a good state of repair and decoration.
- 22) At all times when caravans are stationed on the site for the purposes of human habitation a copy of the site licence as for the time being in force shall be displayed on the site in some conspicuous place.

Dated this 12th day of October 1978

Signed
Chief Environmental Health Officer
For and on behalf of the Council



Caravan Sites and Control of Development Act 1960 **Application/variation For a Site Licence**

1. Brief Site Details

PLANNING PERMISSION
06/0726

Name of Site: WHITMORE FARM CARAVAN PARK	
Postal address of Site: BRADENHAW LANE GREENHALGH PRESTON	
Post Code: PR4 3HQ	Phone: 01253-836224 Fax: e-Mail:

2. Applicants Details

Name: SUSAN MOORE RICKY	
Postal address of Applicant (If different from above): AS ABOVE	
Post Code:	Phone: AS ABOVE Mobile: e-Mail:

3. Is the applicant the:

Freeholder <input checked="" type="checkbox"/>	Tenant <input type="checkbox"/>
Leaseholder <input type="checkbox"/>	Other <input type="checkbox"/>

If applicant is the leaseholder of a tenant, please give details of the agreement:

5. Existing Licence Conditions:

Type of unit	Please Tick as appropriate	Number
Permanent residential	<input type="checkbox"/> Caravans
Static Holiday	<input type="checkbox"/> Caravans
Holiday Chalets	<input type="checkbox"/> Chalets
Touring Holiday	<input checked="" type="checkbox"/>	25 Units

Opening Season:

Static Sites	<input type="checkbox"/> to
Touring Sites	<input checked="" type="checkbox"/>	5-2 to 31-12

6. Proposed Application to alter Licence Condition:

Type of unit	Please Tick as appropriate	Number
Permanent residential	<input type="checkbox"/> Caravans
Static Holiday	<input type="checkbox"/> Caravans
Holiday Chalets	<input type="checkbox"/> Chalets
Touring Holiday	<input type="checkbox"/> Units

Opening Season:

Static Sites	<input type="checkbox"/> to
Touring Sites	<input type="checkbox"/> to

7. Does the site have planning permission?

Yes	<input checked="" type="checkbox"/>	
No	<input type="checkbox"/>	
Applied For	<input type="checkbox"/>	Date:

If yes, please give relevant permissions and references:

App-66/0726 - 18/10/2006.

8. How is drinking water provided?

Mains supply to unit	<input type="checkbox"/> Units
Standpipes	<input checked="" type="checkbox"/>	25 Units

9. How are toilets and wash hand basins provided?

Communal toilet blocks ☒ ..25..... Units
 Units have their own facilities ☐ Units

10. How are showers provided?

Communal shower blocks ☒ ..25..... Units
 Units have their own showers ☐ Units

11. Type of foul drainage?

Mains drainage ☐ Units
 Cesspool or cesspit ☒ ..25..... Units

12. How is kitchen waste water disposed of?

Units have their own sinks connected to foul drainage. ☐ Units

Communal washing up sinks/waste water disposal points connected to foul drainage. ☒ ..25..... Units

Other (Please give details) ☐ Units

No waste water disposal ☐ Units

13. How is surface water drainage provided?

LAND DRAINAGE TO DYKE

14. How is refuse stored on the site?

Individual bins at each unit ☐ Units
 Communal wheeled bins or skips ☐ Units
 Communal bin store ☒ ..25..... Units

15. Do units use liquefied petroleum gas (LPG) cylinders?

Yes ☒
 No ☐

16. Is there a LPG storage area on the site?

Yes ☐
 No ☒

No ☐

17. Has the applicant held a site licence which has been revoked at any time in the last three years?

Yes ☐

No ☒

18. Was the site in use as a caravan site:

On 9th March 1960 ☐

On 29th March 1960 ☐

At any other time since 9th March 1958 ☒

If so, when:

19. Address for correspondence:

Caravan site ☒

Applicants address ☐

Other (please state below) ☐

Name: R. MOORE	
Address: WHITMORE FARM BRADSHAW LANE GREENHALGH	
Post Code: PR4 3HU	Phone: 01253-836224 Mobile: 07891-397086 e-Mail:

Signed: Dated:	
With the application Form, please send the following:	
A layout plan of the site at 1:500 scale including:	
A. Site Boundaries	B. Position and numbering of touring/holiday caravans and residentia park homes.
C. Roads and footpaths	D. Toilet blocks, stores and other buildings
E. Water Supplies	F. Recreational spaces
G Fire points	H. Parking spaces
I. Foul and surface water drainage	



Town and Country Planning Acts

Full Planning Permission Granted

Part 1 - Particulars of Application

Application Number **06/0726**

Location: **WHITMOOR FARM CP, BRADSHAW LANE, GREENHALGH, KIRKHAM**

Description: **MODIFICATION OF PREVIOUS PLANNING PERMISSION
CONDITION TO ALLOW OCCUPATION BETWEEN 15 FEBRUARY
AND 31 DECEMBER IN ANY YEAR**

Part 2 - Particulars of Decision

The Fylde Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that PERMISSION HAS BEEN GRANTED only for the carrying out of development referred to in Part 1 hereof in accordance with the actual development proposal specified on your submitted application form and the relevant plan, a stamped copy of which is returned with this notice, subject to the following conditions(s) and reasons(s):

- 1 Condition 2 of planning permission 5/78/534 be replaced by the following condition:

The site shall be used only as a touring caravan site between the period 1st January and 15th February in any year. Between the 31st December and the 14th February in any year, all caravans shall be removed from the site.

IMPORTANT – PLEASE CAREFULLY READ THE NOTES BELOW AS FAILURE TO COMPLY COULD MAKE THE DEVELOPMENT HEREBY PERMITTED UNAUTHORISED

1) This planning permission is granted in strict accordance with the approved plans. It should be noted however that:

- (a) Any variation from the approved plans following commencement of the development, irrespective of the degree of variation, will constitute unauthorised development and may be liable to enforcement action.
- (b) You, your agent or any other person responsible for implementing this permission should immediately inform the Development Control Section of any proposed variation from the approved plans and ask to be advised as to the best method to resolve the matter. Most proposals for variation to the approved plans will require the submission of a new planning application.

2) This consent is granted subject to conditions and it is the owner and the person responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond.

3) If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development, i.e. a "condition precedent", the following should be also be noted:

- (a) If a condition precedent is not complied with, the whole of the development will be unauthorised and you may be liable to enforcement action.

In addition if a condition precedent is breached, the development is unauthorised and the only way to rectify the development is the submission of a new application. If any other type of condition is breached then you will be liable to a breach of condition notice.

REASON FOR APPROVAL

The proposal complies with the relevant development plan policies and guidance and does not have an undue impact on the amenities of nearby residents or the visual amenity of the area.

SUMMARY OF RELEVANT POLICIES

This decision has been made having regard to the policies contained within the adopted Development Plan which comprises:
The Fylde Borough Local Plan.
The Joint Lancashire Structure Plan.
and all other relevant planning guidance
and in particular Policies:

Fylde Borough Local Plan: SP2, TC7
Joint Lancashire Structure Plan:
PPG's/PPS's:

Informative notes:

1. It is requested that consultation with appropriate Commercial and Licensing section Officers be entered into prior to advising customers of new arrangements regarding alteration to the Caravan Site License.

Date of Decision: 18/10/2006

Signed:



Mr P. Walker
Executive Manager
Strategic Planning and Development
Town Hall
Lytham St Annes
Lancashire, FY8 1LW

Graham Anthony Associates
2 Croston Villa
High Street
Garstang
Preston
PR3 1EA