



Caravan Sites and Control of Development Act 1960

Section 3

Touring Caravan Site Licence Fylde Trout Fishery Caravan Park

To: Alex Young
T/A Fylde Trout Fishery
Stanley Villa Farm Camp
Back Lane
Weeton
Lancashire
PR4 3HN

TAKE NOTICE THAT WHEREAS

On 6th February 2014 you made application for a site licence in respect of land situated at Fylde Trout Fishery, Back Lane, Weeton, Lancashire referred to as "the land".

You are entitled to the benefit of planning permission 12/0247 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 ("the Council") HEREBY GRANT a site licence in respect of the land shown edged yellow on the attached plan and 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 camping pods 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 21 (twenty-one). Their siting shall be limited to the area coloured yellow on the Plan.
2. The pods within the area edged yellow on the location plan submitted with the application shall be occupied for holiday purposes only and not as a person's permanent, sole or main place of residence.
3. Camping pods shall be used solely for human habitation and no pod shall be occupied between 1st January and 15th February in any one year.

4. 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

5. 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.
6. 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 6 above are complied with, and
 - (ii) the standards relating to spacing, as set out in paragraph 8-9 below, are complied with.

Spacing

7. 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.
8. 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.
9. 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

10. 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 gully.
11. 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

12. 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.

13. 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

14. 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

15. 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

16. 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

17. 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

18. 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

19. 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

20. Where fire extinguishers are provided 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 fire (e.g. a manually operated sounder, gong, or hand operated siren) All fire fighting equipment susceptible to damage by frost should be suitably protected.
21. Where standpipes are provided rather than fire extinguishers no unit should be further than 30 metres from a fire point. There must be a water supply of sufficient pressure and flow to project a jet of water approximately 5 metres from the nozzle, together with a reel of small diameter hose of not less than 30 metres in length, having means of connection to a water standpipes (preferably a screw thread connection) and terminating in a small hand control nozzle. Hoses should be housed in a box painted red and marked "Hose Reel".
22. 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.
23. 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

24. 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

25. A sign indicating the name of the site should be displayed at the site entrance.
26. 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.
27. At sites subject to flood risk, warning notices should be displayed giving advice about the operation of the flood warning system.

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

Screening, Site Road, Etc.

30. Any screening by the way of bushes or trees which are required by the District Council shall be maintained to a proper standard.
31. Site grass shall be kept cut to a reasonable level.
32. Any access, access road or site road shall be maintained in good condition.

Dated 31st day of March 2014



T. Morrison

Director of Resources.

