



Agenda

Public Protection Committee

| | |
|--------------------|--|
| Date: | Wednesday, 9 September 2020 at 10:00am |
| Venue: | Town Hall, St Annes, FY8 1LW |
| Committee members: | <p>Councillor Shirley Green (Chairman) Councillor Gavin Harrison (Vice-Chairman)</p> <p>Councillors Frank Andrews, Brenda Blackshaw, Alan Clayton, Karen Henshaw JP, Paul Hodgson, Angela Jacques, Michael Sayward, Ray Thomas, Stan Trudgill.</p> |

Please Note: This meeting is being held remotely via Zoom. To access the meeting please click on the link below.
<https://us02web.zoom.us/j/88461510478?pwd=b2p5YXhkNHVra3ZzbytNRXprcFIDdz09>

Meeting ID: 884 6151 0478

Passcode: 797431

| | 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 8 July 2020 as a correct record. | 1 |
| 3 | Substitute Members: Details of any substitute members notified in accordance with council procedure rule 23(c). | 1 |
| | DECISION ITEMS: | |
| 4 | Caravan Site Licensing- Ribby Hall Leisure Village | 3 - 26 |
| 5 | Caravan Site Licensing - Newton Hall Caravan Park Holiday Caravan Site Licence | 27 - 46 |
| 6 | Caravan Site Licensing - Newton Hall Caravan Park Touring Caravan Site Licence | 47 - 64 |
| 7 | Appointment to Working Groups | 65 - 66 |
| 8 | Application for a Pavement Café Licence | To Follow |

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 | 9 SEPTEMBER 2020 | 4 |
| CARAVAN SITE LICENSING- RIBBY HALL LEISURE VILLAGE | | | |

PUBLIC ITEM

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

SUMMARY

An application has been received from the site owner to amend the holiday caravan site licence to reduce the closure period of the holiday caravan site.

RECOMMENDATION

That the Committee considers a request to amend condition 2 of the site licence which currently states –

“Caravans and timber lodges shall not be stationed on the site for the purposes of human habitation except during the period 1st March in one year to 16th January in the following year.”

to

“Caravans and timber lodges shall not be stationed on the site for the purposes of human habitation except during the period 1st February in one year to 18th January the following year.”

SUMMARY OF PREVIOUS DECISIONS

There are no previous decisions relating to this matter

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

REPORT

1. Ribby Hall Leisure Village benefits from a holiday caravan site licence allowing for 277 caravans and 67 timber lodges. (Appendix 1).
2. An application was received on 23rd July 2020 to amend condition 2 of the site licence originally issued on 1st March 2006 (Appendix 2). Condition 2 of the site licence states –

“Caravans and timber lodges shall not be stationed on the site for the purposes of human habitation except during the period 1st March in one year to 16th January in the following year.”

The applicants are seeking to amend this to

“Caravans and timber lodges shall not be stationed on the site for the purposes of human habitation except during the period 1st February in one year to 18th January the following year.”
3. The planning department has confirmed that they have no objections to the application (Appendix 3)
4. Lancashire Fire and Rescue Services have been consulted on this application and have not expressed any concerns.
5. An email has been sent to the applicant to ask them to consider agreeing that the following conditions be added to the licence if the variation is approved –

Static holiday caravans shall be occupied for holiday purposes only and not as a person’s permanent, sole or main place of residence.

The licence holder must keep the following records for each static caravan on site:
 - a. *The name and current home address of the owner; and*
 - b. *Documentary evidence of the current home address of the owner*
 - c. *and must allow the licensing authority to inspect them at any reasonable time.*
The licence holder must, if requested by the licensing authority, ask the owner of any static caravan on site to give to the licence holder:
 - a. *The name and current home address of each adult occupier; and*
 - b. *Documentary evidence of the current home address of each adult occupier and must forward them to the licensing authority when received.*
6. At the time of writing, the applicant has not agreed to these conditions, querying how often the information will be required. He has provided a copy of the purchase agreement which is completed for new customers and held for owners on the village. The applicant has also confirmed that they require ID (passport or driving licence), council tax for current year and utility bill dated within last 6 months. The licensing team have advised it is unlikely to be an annual request and will generally be in response to a matter on site.
7. Should Committee approve the application to vary the site licence and decide to add the conditions set out in paragraph 6 the applicant will, if he is aggrieved by the additional conditions, appeal to the Magistrates’ Court

| IMPLICATIONS | |
|---|--|
| Finance | None arising directly from the report. |
| Legal | None arising directly from the report. |
| Community Safety | None arising directly from the report. |
| Human Rights and Equalities | None arising directly from the report. |
| Sustainability and Environmental Impact | None arising directly from the report. |
| Health & Safety and Risk Management | None arising directly from the report. |

| LEAD AUTHOR | CONTACT DETAILS | DATE |
|------------------|---|-----------------------------|
| Joanne Gallagher | joanne.gallagher@fylde.gov.uk Tel 01253 658609 | 1 st August 2020 |

| BACKGROUND PAPERS | | |
|--------------------|-----------------------------|---|
| Name of document | Date | Where available for inspection |
| Ribby Hall Village | 1 st August 2020 | Ribby Hall site licence variation |

Attached documents

- Appendix 1 - Existing site licence
- Appendix 2 - Application to vary site licence
- Appendix 3 - Planning response
- Appendix 4 - Site Plan
- Appendix 5 – plot layout
- Appendix 6 – Fire plan
- Appendix 7 – Purchase agreement



Caravan Sites and Control of Development Act 1960

Section 3

Holiday Caravan Site Licence

Ribby Hall Leisure Village

*To: W. & G. Harrison Limited
Ribby Hall Leisure Village
Ribby Road
Wrea Green. Preston
Lancashire
PR4 2PA*

TAKE NOTICE THAT WHEREAS

On 2nd July 1996 you made application for a site licence in respect of land situated at *RIBBY HALL LEISURE VILLAGE, RIBBY ROAD, WREA GREEN*, indicated 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. Currently the total number of caravans (277) and timber lodges (67) 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 three hundred and fifty (350).
2. Caravans and timber lodges shall not be stationed on the site for the purposes of human habitation except during the period from 1st March in one year to 16th January in the following 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. Every caravan shall be sited not less than 3 meters from any boundary of the site.

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 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. If they are enclosed, they may need to be considered as part of the unit and, as such, should not intrude into the 5 or 6 meter 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 30 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.

Telephones

18. An immediately accessible telephone should be available on the site for calling the emergency services. A notice by the telephone should include the address of the site.

Storage of Liquefied Petroleum Gas (LPG)

19. 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".

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.

Electrical Installations

20. Sites should be provided with an electricity supply sufficient in all respects to meet all reasonable demands of the caravans situated on them.
21. 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.

22. 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.

23. 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.
24. 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

25. 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

26. 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.
27. Properly designed disposal points for the contents of chemical closets should be provided, with an adequate supply of water for cleaning the containers.
28. Laundry facilities should be provided in a separate building adequate to meet the demands of the caravans stationed on the site.

Refuse Disposal

29. Where communal refuse bins are also provided these should be of similar construction and housed within a properly constructed bin store, which is constructed from non-combustible material. Arrangements should be made for the communal bins to be emptied on a regular basis.

Parking

30. Two cars 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

31. 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

32. A suitable sign should be prominently displayed at the site entrance indicating the name of the site.
33. A copy of the site licence with its conditions should be displayed prominently on the site.
34. 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.
35. 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.

C. Platt _____

Business Unit Manager Consumer Wellbeing and Protection

Dated 1st Day of March 2006

**Caravan Sites and Control of Development Act 1960**
Site Licence Variation Form**1. Brief Site Details**

| | |
|--|--|
| Name of Site: Ribby Hall Village | |
| Postal address of Site: Ribby Hall Village, Ribby Rd, Wrea Green, Lancashire | |
| Post Code: PR4 2PR | Phone: 01772 671111 Fax: e-Mail: John.mcilwham@ribbyhall.co.uk |

2. Applicants Details

| | |
|---|---|
| Name: Mr Paul Harrison | |
| Postal address of Applicant (If different from above): Ribby Hall Village, Ribby Rd, Wrea Green, Lancashire | |
| Post Code: PR4 2PR | Phone: 01772 671111 Mobile: e-Mail: paul.harrison@ribbyhall.co.uk |

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"/> | 277 Caravans & 67 Lodes (and for 350 total) |
| Holiday Chalets | <input type="checkbox"/> | Chalets |
| Touring Holiday | <input type="checkbox"/> | Units |

Opening Season:

| | | |
|---------------|-------------------------------------|--|
| Static Sites | <input checked="" type="checkbox"/> | ...1 st March to ...16 th January... |
| 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"/> | 277 Caravans & 67 Lodges (and for 350 Total) |
| Holiday Chalets | <input type="checkbox"/> | Chalets |
| Touring Holiday | <input type="checkbox"/> | Units |

Opening Season:

| | | |
|---------------|--------------------------|---|
| Static Sites | <input type="checkbox"/> | 18 th Jan to 1 st 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:

Planning approval granted 1994

8. How is drinking water provided?

| | | |
|----------------------|-------------------------------------|---------------------|
| Mains supply to unit | <input checked="" type="checkbox"/> |All..... Units |
| Standpipes | <input type="checkbox"/> | Units |

9. How are toilets and wash hand basins provided?

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

10. How are showers provided?

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

11. Type of foul drainage?

- Mains drainage ☒All..... Units
- Cesspool or cesspit ☐ Units

12. How is kitchen waste water disposed of?

- Units have their own sinks connected to foul drainage. ☒All..... 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?

The majority goes into the ponds on site before going into a culvert which then runs through to the Kirkham Prison land

14. How is refuse stored on the site?

- Individual bins at each unit ☐ Units
- Communal wheeled bins or skips ☐ Units
- Communal bin store ☒All..... 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:

| |
|---|
| Pre 1994 part of the site was used for caravan / leisure activities |
|---|

19. Address for correspondence:Caravan site ☐Applicants address ☒Other (please state below) ☐

Name:

John Mcilwham

Address:

Ribby Hall Village,
Ribby Rd,
Wrea Green,
LancashirePost Code:
PR4 2PR

Phone:01772 671111

Mobile:

e-Mail: John.mcilwham@ribbyhall.co.uk

Signed: J.R. McHugh Dated: 17.07.2020

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 residential 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 | |

If you are proposing to amend, add or remove site licence conditions then please provide the information on an additional sheet attached to the application.

Please return this completed form to:

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

Data Protection – PLEASE READ THIS NOTICE CAREFULLY

We will use the information you provide in this form and in any supporting documents to process and determine your application for a licence. The information will be held on internal databases and electronic document management systems and included in such public registers as the Council may be required to maintain.

The information supplied may be passed to other bodies, including law enforcement agencies and government departments, as allowed by law. We may check information you have provided, or information about that that another person has provided, with other information we hold. We may also obtain information about you from, or provide information to, organisations such as government departments, law enforcement agencies, other local authorities, and private sector organisations such as banks, insurance companies or legal firms, to:

- Verify the accuracy of information,
- Prevent or detect crime, or
- Protect public funds.

We will not give your information to anyone else, or use information about you for other purposes, unless the law requires us to.

From: Andrew Stell
Sent: 24 August 2020 15:28
To: Joanne Gallagher
Cc: Chris Hambly
Subject: ENQ/20/0153 at Ribby Hall Holiday Village

Jo

I refer to your query regarding the above which is a consultation on a proposed extension of the site licence at the Ribby Hall site to enable a revision to the closure period to reduce this to a 2 week period.

I have undertaken some initial research into the planning history of the site, although this is not complete as the history is a complex one involving numerous applications which were submitted many years ago and are largely in archive at present. However, from these initial observations it seems that the key planning permissions allow some flexibility in the closure period, but impose restrictions on ensuring that the site is occupied for holiday purposes only.

Whilst my research remains incomplete at this time, it is the case that the council has approved a number of planning applications to vary closure period restrictions on holiday sites across the borough, and in recent cases to remove them entirely. This is consistent with government advice which seeks to expand rural tourism opportunities and so with that in mind I cannot see that there would be any sustainable planning objections to a proposal to revise the controls in any planning permissions, should they exist, to permit the variation proposed in this licence.

Accordingly there are no planning objections to this application.

Regards

Andrew



Andrew Stell

Development Manager

t: 01253 658473

e: andrew.stell@fylde.gov.uk

Fylde Borough Council

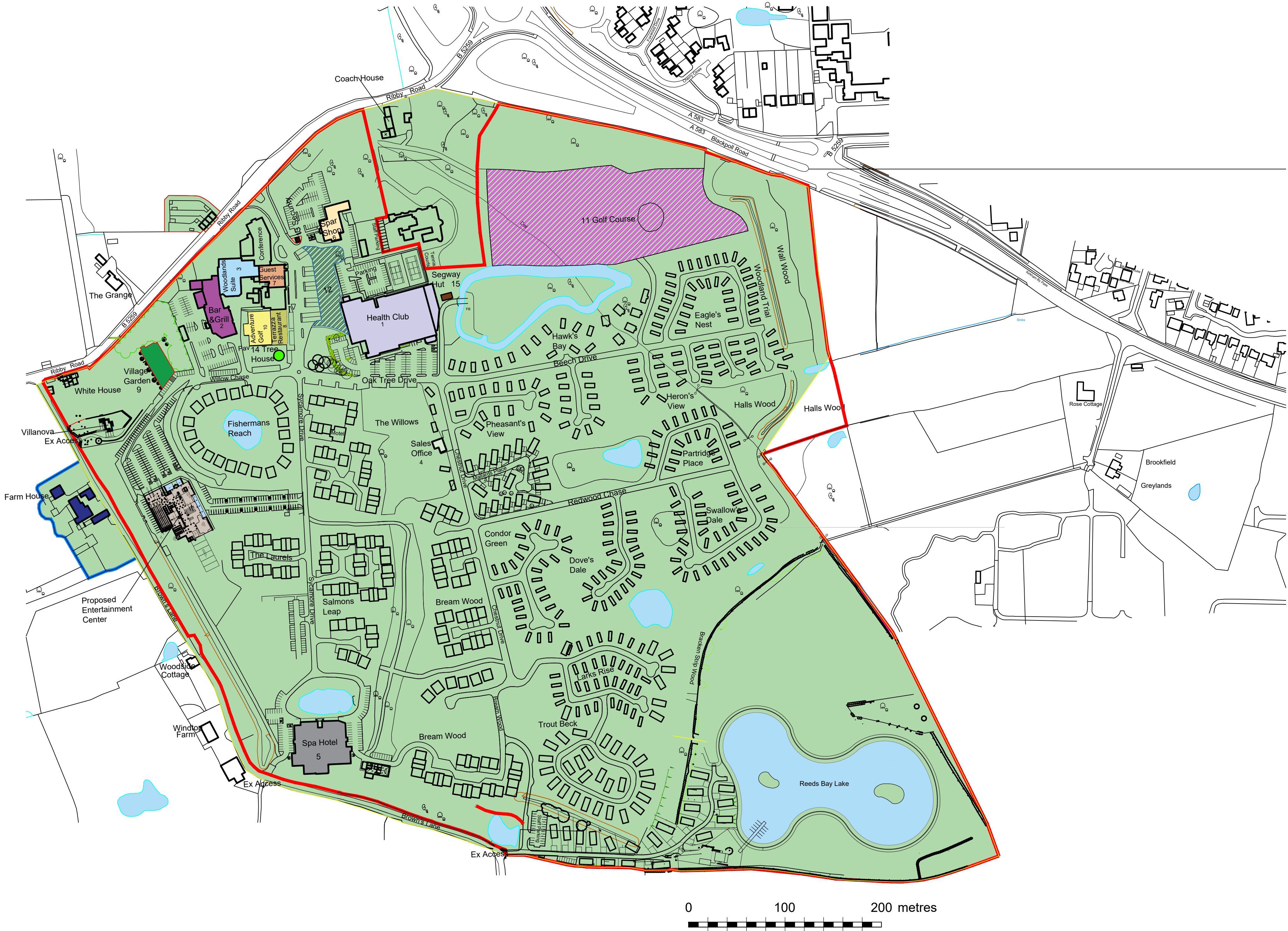
www.fylde.gov.uk

Email Disclaimer



KEY:

- 1 Health Club
- 2 Bar&Grill
- 3 Woodlands Suite
- 4 Sales Office
- 5 Spa Hotel
- 6 Spar Shop & Tea Room
- 7 Guest Services
- 8 Terrazza Restaurant
- 9 Village Garden
- 10 Adventure Golf
- 11 Golf Course
- 12 Children's Play Area
- 13 Security Gate House
- 14 Tree House
- 15 Segway Hut



S I T E P L A N

Site plan - 1:2500 scale

REVISIONS -

RIBBY HALL VILLAGE
EXISTING SITE PLAN

RIBBY HALL VILLAGE, RIBBY ROAD, WREA GREEN, PR4 2PA

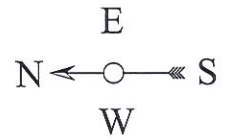
SCALE 1:2500 @ A1

DRAWING NUMBER:- 2327 / 000 / 001

DRAWN BY:W ASHCROFT DATE: JULY 2020



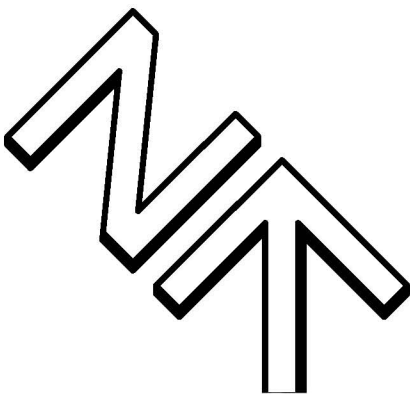
Plots



REEDS BAY

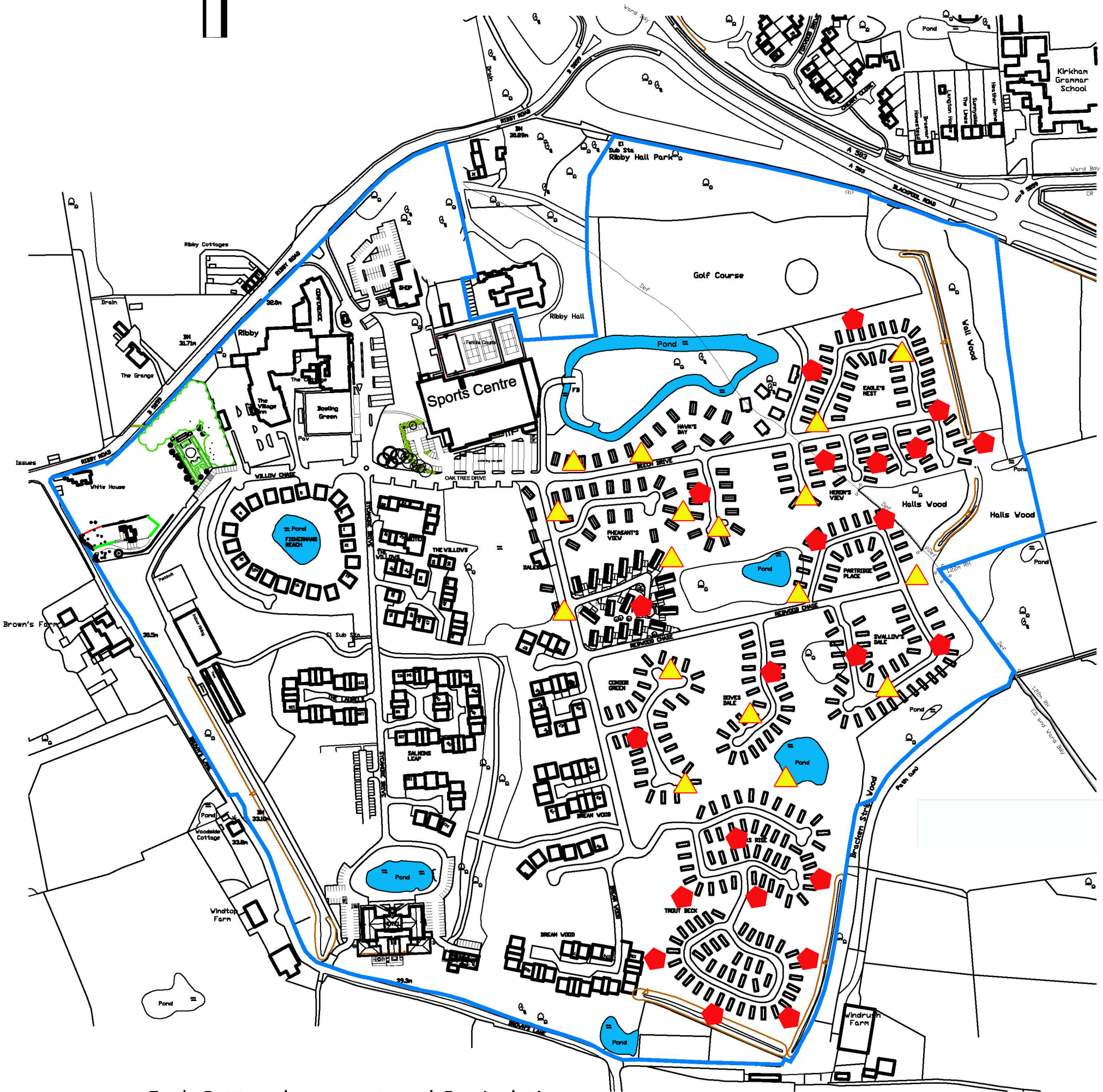
Item 4 - Appendix 5 - Plot Layout





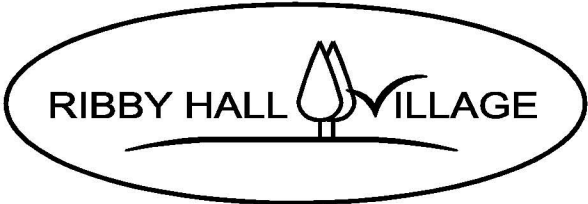
location plan

scale 1:2500



Each Cottage has an external Gas Isolation

- Hose Reel (average length 30m)
- Extinguishers (2 x 9kg Powder in each box)



GENERAL NOTES

1. THIS DRAWING IS SUBJECT TO COPYRIGHT AND IS NOT TO BE REPRODUCED IN PART OR IN WHOLE WITHOUT APPROVAL

2. DO NOT SCALE THIS DRAWING

- preliminary
- information
- approval
- construction
- as built



CLIENT Ribby Hall Village

PROJECT Ribby Hall Village

TITLE Location Plan

11 Riversway Business Village Navigation Way Preston PR2 2YP
t: 01772 723626 f: 01772 725487 e: mail@fletchersmith.net

| | |
|----------------|-------------|
| SCALE | 1:2500 @ A1 |
| DATE | March 2013 |
| DRAWN BY | w ashcroft |
| DRAWING NUMBER | 2327/000/LP |



*Purchase Agreement
for a Holiday Home
at Ribby Hall Village*



PURCHASE AGREEMENT

For a Holiday Home at Ribby Hall Village

SALES PERSON: _____

 New / Part Ex / P.Sale / Trade / Bring On
 (please circle)

VILLAGE OWNER (referred to as "we/us/our" throughout this Purchase Agreement):

W & G Harrison Limited, trading as Ribby Hall Village
 Ribby Road, Wrea Green, Preston, Lancashire PR4 2PR
 01772 672 222 salesenquiries@ribbyhall.co.uk

HOLIDAY HOME OWNER (referred to as "you/your" throughout this Purchase Agreement):

NAME

ADDRESS: This Agreement does not permit you to use the holiday home as a permanent residence. The address that you give below must be the only or main residence of the Holiday Home Owner/s to which all correspondence relating to the holiday home will be sent. You will be required to provide documentary evidence of residence at the address given:

TELEPHONE:

EMAIL:

PART EXCHANGE DETAILS: STOCK NO:

MAKE:

MODEL:

SERIAL
NO:

YEAR:

LENGTH /
WIDTH:

BEDS:

NEW DETAILS: STOCK NO:

MAKE:

MODEL:

SERIAL
NO:

YEAR:

LENGTH
WIDTH:

BEDS:

NOTES: The agreed total purchase price must be paid in full cleared before you take possession of the Holiday Home.

**ESTIMATED AVAILABILITY FOR USE ON THE VILLAGE:
FROM DATE:**

 Alarm required? Yes /No Cost of Alarm to be
 invoiced separately to this agreement: £

AGREED PURCHASE PRICE:
 (inc VAT where charged)

£

**LESS: PART EXCHANGE
ALLOWANCE:**

£

SUB TOTAL DUE:

£

LESS DEPOSIT:

£

FINANCE: BLACK HORSE:

£

BALANCE DUE:

£

TERMS AND CONDITIONS OF SALE:

1. We are pleased to accept your order as set out above. You are encouraged to take time to read all the details of this Purchase Agreement and the related Licence Agreement. If you decide not to proceed within a period of 5 days from the date of this order (the date of this order being the first day) you can cancel by giving us notice in writing without penalty. If both parties wish, this cooling off period can be waived or varied by separate signed agreement.

If you have breached the agreement by cancelling outside the 5 day "cooling off" period, we will be entitled to terminate this Purchase Agreement and to recover our reasonable losses arising from the breach, once we have given you prior written notice of termination and provided you with clear instructions as to what needs to be done in such circumstances.

2. We will notify you in writing when the Caravan is sited and ready for use. Any date given for the Start Date is approximate only and we shall not be liable for any delay if this occurs as the result of any cause beyond our reasonable control.

3. You must pay us the balance of the Agreed Total Purchase Price of the caravan within 14 days after we have notified you under clause 2 above that it is ready for use. If you do not pay the balance due within 14 days after the day we inform you the Caravan is ready for use, we reserve the right to charge interest at 3% per annum over the published base rate of Barclays Bank plc (in Northern Ireland the

Ulster Bank) to cover the period from the end of that month until payment actually takes place. We will also be entitled to terminate this Purchase Agreement and to recover our reasonable losses arising from the breach once we have given you written notice of termination and provided you with clear instructions as to what needs to be done in such circumstances.

4. If the rate of value added tax changes between the date of your order and the date of completion we will make the necessary adjustments to the amount of value added tax charged to you.

5. Risk of damage to or loss of the Caravan and ownership of the Caravan shall pass to you upon payment of the balance due actually taking place. You should therefore make your insurance arrangements to come into effect from that time. Please check your Licence Agreement to ensure you meet the insurance requirements and ask us about cover that may be available through our agency.

6. Nothing in these conditions will reduce your statutory rights relating to either faulty or mis-described goods, or poor quality services.

7. This legally binding document is made as part of an 'on premises' agreement as provided for in the Consumer Contracts (Information Cancellation and Additional Charges) Regulations 2013.

SIGNATURES:

Only sign this legally binding agreement if you have read it and fully understand its terms and conditions. Please discuss with us any terms you do not understand and check that all the information provided is accurate and special arrangements that may have been agreed are included and detailed within the 'special instructions' section of the Purchase Agreement, before signing. If in doubt we recommend you seek independent legal advice from a solicitor or other qualified advisor before signing this agreement.

VILLAGE OWNER (or representative):

(signature)

(name)

DATE OF AGREEMENT:

HOLIDAY HOME OWNER/S (all parties must sign):

(signature/s)

(name/s)

There should be two signed copies of this Purchase Agreement, one kept by you and one kept by us.

Verbal consent given to share data with Leisuredays (our recommended insurer)

☐



DECISION ITEM

| REPORT OF | MEETING | DATE | ITEM NO |
|---|-----------------------------|------------------|---------|
| RESOURCES DIRECTORATE | PUBLIC PROTECTION COMMITTEE | 9 SEPTEMBER 2020 | 5 |
| CARAVAN SITE LICENSING - NEWTON HALL CARAVAN PARK HOLIDAY CARAVAN SITE LICENCE | | | |

PUBLIC ITEM

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

SUMMARY

An application has been received from the site owner to amend the holiday caravan site licence to remove the closure period.

RECOMMENDATION

That the Committee considers a request to amend condition 2 of the site licence which currently states –

Caravans and timber lodges shall be used solely for human habitation as static holiday caravans and no caravan shall be occupied between 10th January and the last day of February each year.

to

Caravans and timber lodges shall be used solely for human habitation as static holiday caravans.

SUMMARY OF PREVIOUS DECISIONS

94/0432 dated 09/11/1994 modification of Condition to permit Caravans and Holiday Accommodation to be occupied except for the period of 10th January to 28th February each year.

18/0104 dated 08/05/2018 variation of Condition 1 of planning permission 94/0432 to amend closure period for holiday accommodation on site from 10th January – 28th February (existing closure period) to 15th December – 6th February (proposed closure period).

20/0368 dated 20/07/2020 Application to remove condition 1 of planning permission 18/0104 in order to allow occupation of holiday accommodation for 12 months of the year.

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

REPORT

1. Newton Hall Caravan Park benefits from a holiday caravan site licence allowing for 216 caravans and 7 timber lodges to be stationed on the site. (Appendix 1).
2. An application was received on 24th July 2020 (Appendix 2) to amend condition 2 of the site licence issued on 2nd March 2006 which states

Caravans and timber lodges shall be used solely for human habitation as static holiday caravans and no caravan shall be occupied between 10th January and the last day of February each year.

To

Caravans and timber lodges shall be used solely for human habitation as static holiday caravans.

3. The planning department has granted permission for the part of the site which falls within the boundary of Fylde Council to be used all year round under planning consent ref 20/0368 (Appendix 3).
4. Lancashire Fire and Rescue Services have been consulted on this application and have not expressed any concerns.
5. An email has been sent to the agent working on behalf of the applicant to ask them to consider agreeing that the following conditions be added to the licence if the variation is approved –

Static holiday caravans shall be occupied for holiday purposes only and not as a person's permanent, sole or main place of residence.

The licence holder must keep the following records for each static caravan on site:

- a. *The name and current home address of the owner; and*
- b. *Documentary evidence of the current home address of the owner*
- c. *and must allow the licensing authority to inspect them at any reasonable time.*

The licence holder must, if requested by the licensing authority, ask the owner of any static caravan on site to give to the licence holder:

- a. *The name and current home address of each adult occupier; and*
- b. *Documentary evidence of the current home address of each adult occupier and must forward them to the licensing authority when received.*

The agents have responded to confirm that their client approves the addition of these conditions.

6. Blackpool Council have been consulted and gave the following response –

Planning have confirmed that there is no change required to planning permission needed in Blackpool, as the planning permission was granted when the borders were different and the whole park fell into Fylde. They will need to vary their Blackpool licence though, but we will just issue the licence exactly the same as whatever you issue.

| IMPLICATIONS | |
|---|--|
| Finance | None arising directly from the report. |
| Legal | None arising directly from the report. |
| Community Safety | None arising directly from the report. |
| Human Rights and Equalities | None arising directly from the report. |
| Sustainability and Environmental Impact | None arising directly from the report. |
| Health & Safety and Risk Management | None arising directly from the report. |

| LEAD AUTHOR | CONTACT DETAILS | DATE |
|------------------|---|-----------------|
| Joanne Gallagher | joanne.gallagher@fylde.gov.uk Tel 01253 658609 | 3rd August 2020 |

| BACKGROUND PAPERS | | |
|---------------------|-----------------------------|---|
| Name of document | Date | Where available for inspection |
| Newton Hall Village | 1 st August 2020 | Newton Hall holiday licence variation |

Attached documents

Appendix 1 - Existing site licence
Appendix 2 - Application to vary site licence
Appendix 3 - Planning Approval
Appendix 4 - location Plan
Appendix 5 – Site layout



Caravan Sites and Control of Development Act 1960

Section 3

Holiday Caravan Site Licence

Newton Hall Caravan Park

To: Partington Holiday Centre Limited
Newton Hall Holiday Village
Staining
Blackpool
Lancashire
FY3 0AX

TAKE NOTICE THAT WHEREAS

On 6th Day of January 2006 you made application for a site licence in respect of land situated at Newton Hall Holiday Camp, Staining, Blackpool, Lancashire indicated 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 (216) and timber lodges (7) 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 two hundred and twenty-three (223).
2. Caravans and timber lodges shall be used solely for human habitation as static holiday caravans and no caravan shall be occupied between 10th January and the last day of February in each 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 metre 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.
6. 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

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.

Fire Fighting Appliances

Fire Points

8. Fire points shall be established so that no caravan or site building is more than 30 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

9. 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".

10. 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.
11. 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

12. 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, 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.

Maintenance

13. 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 logbook should be kept to record all tests and any remedial action.
14. All equipment susceptible to damage by frost should be suitably protected.
15. 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."

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

Fire Hazards

16. 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.

Telephones

17. An immediately accessible telephone should be available on the site for calling the emergency services. A notice by the telephone should include the address of the site.

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".

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.

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.
26. For caravans without their own water supply and water closets, communal toilet blocks should 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 should 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 caravan stationed on the site.

Refuse Disposal

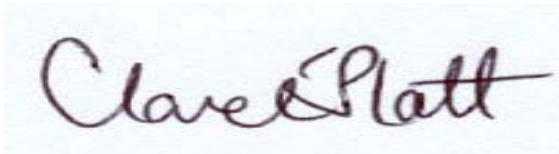
27. Every caravan standing should have an adequate number of suitable non-combustible refuse bins with close-fitting or plastic bags. Arrangements should be made for the bins to be emptied regularly. Where communal refuse bins are also provided these should be of similar construction and housed within a properly constructed bin store.

Parking

28. 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.

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.

A handwritten signature in dark ink, reading "Clare Platt". The signature is written in a cursive style with a large initial 'C' and a long horizontal stroke at the end.

C. Platt

Business Unit Manager Consumer Wellbeing and Protection

Dated: 2nd Day of March 2006



**Caravan Sites and Control of Development Act 1960
Site Licence Variation Form**

1. Brief Site Details

| | |
|---|---|
| Name of Site: NEWTON HALL CARAVAN PARK | |
| Postal address of Site: Staining Road Staining Blackpool Lancashire | |
| Post Code: FY3 0AX | Phone: c/o 01995 604514 Fax: e-Mail: debs@grahamanthonyassociates.com |

2. Applicants Details

| | |
|--|--|
| Name: PARTINGTON HOLIDAY CENTRES LIMITED | |
| Postal address of Applicant (If different from above): Chapel Court 204 Fleetwood Road North Thornton Cleveleys Lancashire | |
| Post Code: FY5 4BJ | Phone: c/o 01995 604514 Mobile: e-Mail: debs@grahamanthonyassociates.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"/> | 216..... Caravans |
| Holiday Chalets | <input checked="" type="checkbox"/> | 7..... Chalets |
| Touring Holiday | <input type="checkbox"/> |Units |

Opening Season:

| | | |
|---------------|-------------------------------------|--|
| Static Sites | <input type="checkbox"/> | to |
| Touring Sites | <input checked="" type="checkbox"/> | 1 st March and 9 th January in each year |

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"/> | 216 Caravans |
| Holiday Chalets | <input checked="" type="checkbox"/> | 7 Chalets |
| Touring Holiday | <input type="checkbox"/> |Units |

Opening Season:

| | | |
|---------------|-------------------------------------|---------------|
| Static Sites | <input checked="" type="checkbox"/> | 12 Months |
| 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:

94/0432 dated 09/11/1994 Modification of Condition to Permit Caravans and Holiday Accommodation to be occupied except for the period of 10 January to 28 February each year.

18/0104 dated 08/05/2018 Variation of Condition 1 of planning permission 94/0432 to amend closure period for holiday accommodation on site from 10 January – 28 February (existing closure period) to 15 December – 6 February (Proposed Closure period).

20/0368 dated 20/07/2020 Application to remove condition 1 of planning permission 8/0104 in order to allow occupation of Holiday Accommodation for 12 months of the year.

8. How is drinking water provided?

Mains supply to unit ☐ Units } as existing
Standpipes ☐ Units }

9. How are toilets and wash hand basins provided?

Communal toilet blocks ☐ Units } as existing
Units have their own facilities ☐ Units }

10. How are showers provided?

Communal shower blocks ☐ Units } as existing
Units have their own showers ☐ Units }

11. Type of foul drainage?

Mains drainage ☐ Units } as existing
Cesspool or cesspit ☐ Units }

12. How is kitchen waste water disposed of?

Units have their own sinks connected to foul drainage. ☐ Units } as existing
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?

as existing

14. How is refuse stored on the site?

| | | | |
|--------------------------------|--------------------------|-------------|---------------|
| Individual bins at each unit | <input type="checkbox"/> | Units | } as existing |
| Communal wheeled bins or skips | <input type="checkbox"/> | Units | |
| Communal bin store | <input type="checkbox"/> | Units | |

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

| | | |
|-----|--------------------------|---------------|
| Yes | <input type="checkbox"/> | } as existing |
| No | <input type="checkbox"/> | |

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

| | | |
|-----|--------------------------|---------------|
| Yes | <input type="checkbox"/> | } as existing |
| No | <input type="checkbox"/> | |

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

| | |
|-----|-------------------------------------|
| Yes | <input type="checkbox"/> |
| No | <input checked="" type="checkbox"/> |

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

| | |
|--|-------------------------------------|
| On 9 th March 1960 | <input type="checkbox"/> |
| On 29 th March 1960 | <input type="checkbox"/> |
| At any other time since 9 th March 1958 | <input checked="" type="checkbox"/> |

If so, when:

19. Address for correspondence:

| | |
|----------------------------|-------------------------------------|
| Caravan site | <input type="checkbox"/> |
| Applicants address | <input checked="" type="checkbox"/> |
| Other (please state below) | <input type="checkbox"/> |

Name:

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

| | | | | | | | | | | | |
|---|---|--------------------|---|------------------------|--|-------------------|------------------------|---------------|-------------------|------------------------------------|--|
| Signed: <i>Graham Anthony Associates</i> Dated: <i>23/7/2020</i> | | | | | | | | | | | |
| 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 residential 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 colspan="2">I. Foul and surface water drainage</td> </tr> </table> | | A. Site Boundaries | B. Position and numbering of touring/holiday caravans and residential 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 residential 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 | | | | | | | | | | | |

If you are proposing to amend, add or remove site licence conditions then please provide the information on an additional sheet attached to the application.

Please return this completed form to:

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



Town and Country Planning Act 1990

Town and Country Planning (Development Management Procedure) (England) Order 2015

Variation of Condition Granted

Part 1 - Particulars of Application

Application Number: 20/0368

Location: NEWTON HALL HOLIDAY CENTRE, STAINING ROAD, STAINING,
BLACKPOOL, FY3 0AX

Description: APPLICATION TO REMOVE CONDITION 1 OF PLANNING PERMISSION
18/0104 IN ORDER TO ALLOW OCCUPATION OF HOLIDAY
ACCOMMODATION FOR 12 MONTHS OF THE 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 for the carrying out of the development referred to in Part 1 hereof subject to the following condition(s):

1. The caravans and other forms of accommodation on the site shall be used as holiday accommodation only and shall not be let, sold or otherwise occupied as permanent residential accommodation or for any other purpose (including any other use falling within Class C3 of the schedule to the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that class in any statutory instrument amending or replacing that Order). The owners/operators of the site shall maintain an up-to-date register of the names and main home addresses of all owners and occupiers of the holiday accommodation and, upon reasonable request, shall make this information available to the Local Planning Authority.

Reason: The development has been permitted for holiday use only. It would be inappropriate for the holiday accommodation to be occupied as permanent residential accommodation as this would result in the introduction of dwellings in an unsuitable location within the Green Belt and would diminish the contribution that the provision of visitor accommodation on this site makes to the rural economy. Accordingly, the occupancy restriction is required pursuant to the provisions of Fylde Local Plan to 2032 policies GD2 and EC7, and the aims of the National Planning Policy Framework.

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 policies of the Fylde Local Plan to 2032 and all other relevant planning guidance and in particular policies:

Fylde Local Plan to 2032:

EC7 Tourism Accommodation

GD2 Green Belt

Informative notes:

1. Statement under Article 35(2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015:

The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraph 38 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.

2. Licensing controls:

The applicant is advised that the variation to conditions granted by this planning permission may also have implications for the current site licence as follows:

1. The site owner or agent is advised to make an application to the Licensing Department of Fylde Borough Council to vary the current site licence as per the Caravan Sites and Control of Development Act 1960. Information on how to make an application can be found via the council's website.
2. Static holiday caravans shall be occupied for holiday purposes only and not as a person's permanent, sole or main place of residence.

The licence holder must keep the following records for each static caravan on site:

- a. The name and current home address of the owner; and
- b. Documentary evidence of the current home address of the owner
- c. and must allow the licensing authority to inspect them at any reasonable time.

Date of Decision: 20/07/2020

Signed:



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

Mr Salisbury
Graham Anthony Associates
2 Croston Villa
High street
Garstang
Preston
PR3 1EA

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

- 1) These notes should be read in conjunction with the decision notice issued by the Local Planning Authority in respect of the application which you have recently submitted to the Council.

IN CASES WHERE PERMISSION/CONSENT HAS BEEN GRANTED

- 2) Any permission/consent is granted on the basis of the approved plans listed in the decision notice. The development should be undertaken in strict accordance with the approved plans, as any deviation will constitute unauthorised development which may be liable to enforcement action. Any amendments to the approved plans are likely to require the submission of a further application to the Council. Should such changes be desired, you are advised to contact the Development Management Service to determine the most appropriate means by which any revisions could be considered.
- 3) Any permission/consent granted is subject to the conditions set out in the decision notice and it is the responsibility of the developer to ensure that these conditions are fully complied with. Any conditions that require work to be carried out or details to be approved before any development can take place form a “condition precedent”. If a condition precedent is not complied with, the whole of the development will be unauthorised and may result in enforcement action being taken by the Council.
- 4) The applicant is reminded of the need to obtain formal approval of those details required by the conditions of any planning permission/consent before development may lawfully commence on the site (or any other relevant trigger as set out in each condition). Formal applications for the approval of matters reserved by condition are currently subject to fees (per request) of £34 for householder applications and £116 in all other cases. Any breach of the imposed conditions may leave you liable to enforcement action or may require you to submit a new application in order to regularise any unauthorised works.
- 5) If the applicant is aggrieved by any of the conditions imposed as part of the planning permission, they may appeal to the Planning Inspectorate. Any appeal against the grant of permission subject to conditions to which the applicant objects needs to be made within 6 months of the date on the decision notice.
- 6) In undertaking any development you should ensure that you have also secured any necessary approval under the Building Regulations or any other approvals or consents required including consent from the landlord or obligations under the Party Wall Act.
- 7) For developments that need a new address or address change, please contact addresses@fylde.gov.uk or 01253 658515. New addresses need to be made as early as possible to arrange for Utility connections.

IN CASES WHERE PERMISSION/CONSENT HAS BEEN REFUSED

- 8) If the applicant is aggrieved by the decision of the Local Planning Authority to refuse planning permission/consent, they may appeal to the Planning Inspectorate. The relevant time limits to lodge an appeal following the Local Planning Authority’s refusal of permission/consent are as follows:
 - a) For **householder** planning applications – **12 weeks** from the date on the decision notice.
 - b) For **advertisement** consent applications – **8 weeks** from the date on the decision notice.
 - c) For **minor commercial** development applications – **12 weeks** from the date on the decision notice.
 - d) For **any other** types of planning application – **6 months** from the date on the decision notice.

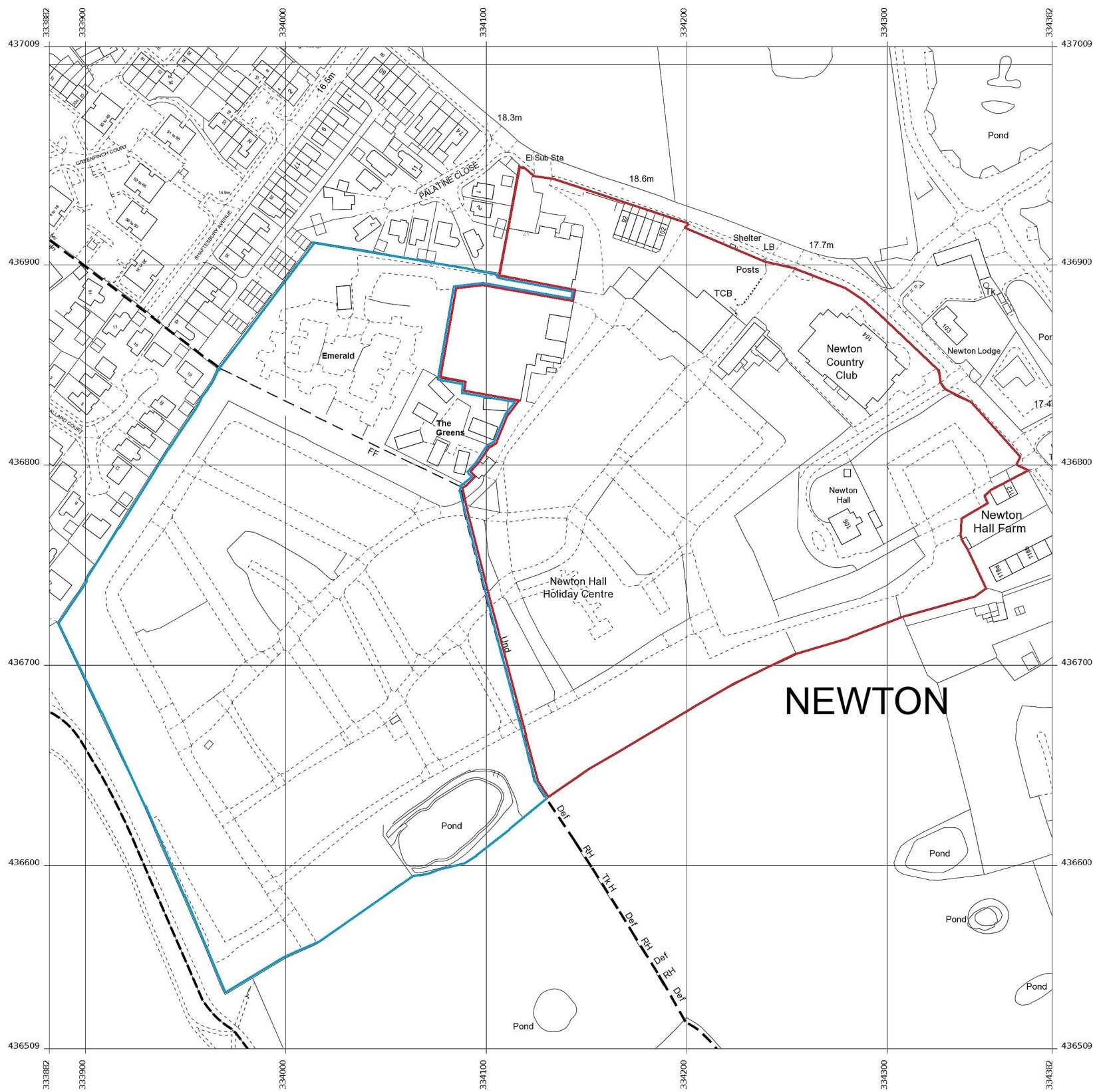
SAVE THAT in circumstances **where an enforcement notice has been served** for the same or very similar development, the time limit to lodge an appeal (in all cases) is:

- within **28 days** from the date of the Local Planning Authority’s decision if the enforcement notice was served before the decision was made, yet not longer than 2 years before the application was made.
- within **28 days** from the date the enforcement notice was served if served on or after the date the decision was made (unless this extends the normal appeal period).

Appeals must be made directly to the Planning Inspectorate and can be dealt with by exchange of written statements or heard before an Inspector at an Informal Hearing or at a Public Inquiry. Further information regarding the appeals process (including application forms) can be obtained from the Planning Inspectorate via their website - <https://www.gov.uk/planning-inspectorate>.

Location Plan - Full planning application to amend the closed period on the Holiday Park. Closed period to be between 15th December and 6th February at Newton Hall Holiday Park. Staining Road. Staining. Blackpool. FY3 0AX.

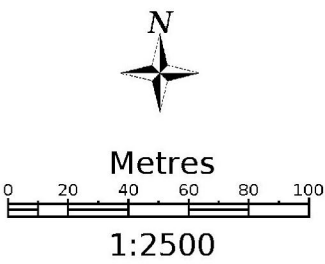
Applicant: Partingtons Holiday Centres Ltd. Chapel Court. 204 Fleetwood Rd North. Thornton-Cleveleys. Lancashire. FY5 4BJ.



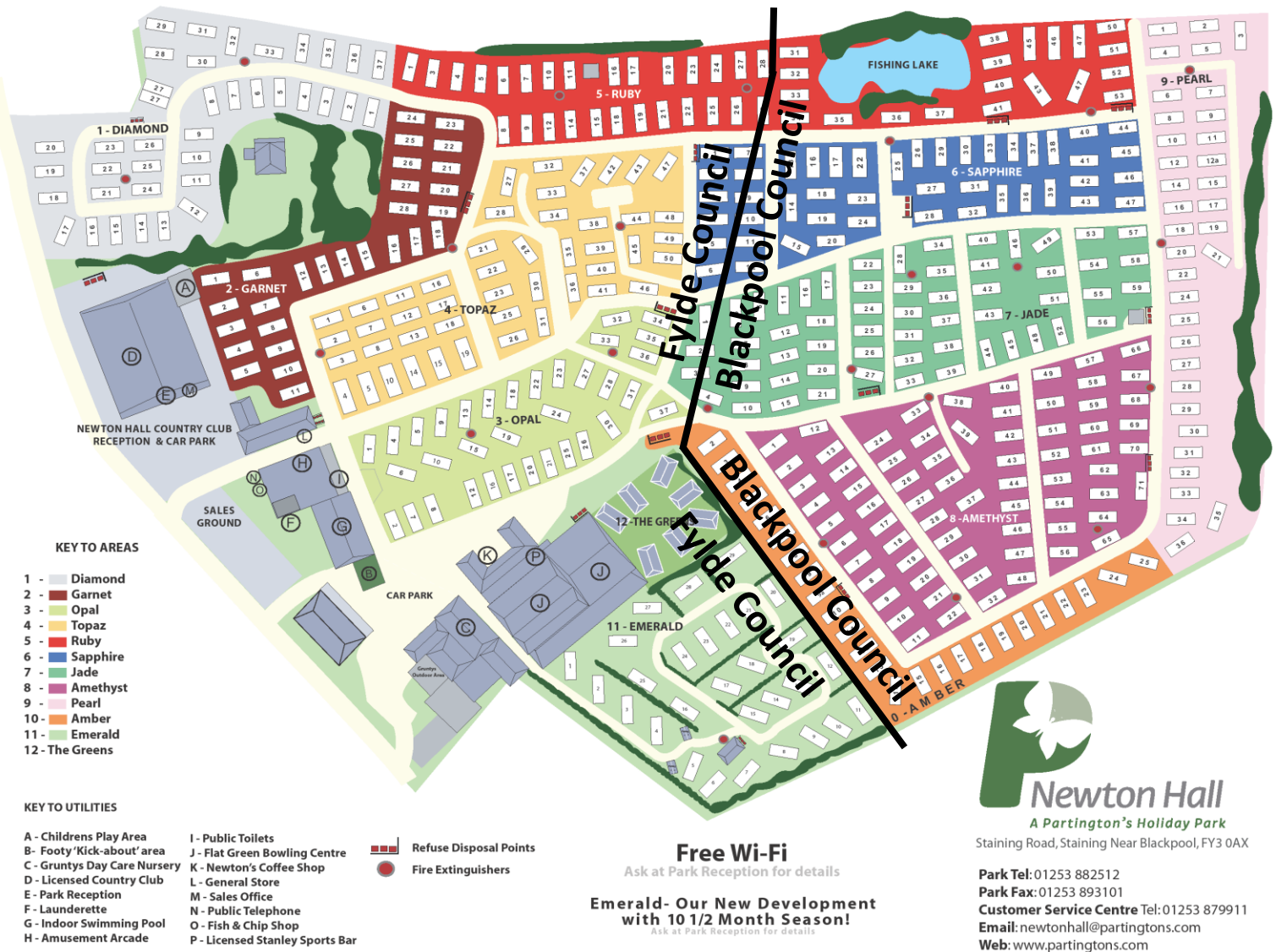
Supplied by: Stanfords
© Crown copyright and database rights 2017 OS 100035409
Reference: 01180647
Centre coordinates: 334132 436759

Produced from the Ordnance Survey
MasterMap(Topography)Database and incorporating surveyed
revision available at this date.

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.



 **Lambe Planning & Design**
Consultants for Planning, Design and Landscape
Galeri
Victoria Dock
Caernarfon
Gwynedd
LL55 1SQ
www.lambeplanninganddesign.co.uk
E: info@lambeplanninganddesign.co.uk
T: 01286 685236
DATE: December 2017
DRG No: LPD1117/PGNH/LP1A
SCALE: 1:2500@A3 © Copyright



DECISION ITEM

| REPORT OF | MEETING | DATE | ITEM NO |
|--|-----------------------------|------------------|---------|
| RESOURCES DIRECTORATE | PUBLIC PROTECTION COMMITTEE | 9 SEPTEMBER 2020 | 6 |
| CARAVAN SITE LICENSING- NEWTON HALL CARAVAN PARK TOURING CARAVAN SITE LICENCE | | | |

PUBLIC ITEM

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

SUMMARY

An application has been received from the site owner to amend the touring caravan site licence to remove the closure period.

RECOMMENDATION

That the Committee considers a request to remove condition 25 of the site licence which states –

“The site shall only be used as a touring caravan site between the period 1st March and 9th January in each year. Between 10th January and the last day of February in each year all caravans shall be removed from the site”

SUMMARY OF PREVIOUS DECISIONS

94/0432 dated 09/11/1994 modification of Condition to permit Caravans and Holiday Accommodation to be occupied except for the period of 10th January to 28th February each year.

18/0104 dated 08/05/2018 variation of Condition 1 of planning permission 94/0432 to amend closure period for holiday accommodation on site from 10th January – 28th February (existing closure period) to 15th December – 6th February (proposed closure period).

20/0368 dated 20/07/2020 Application to remove condition 1 of planning permission 18/0104 in order to allow occupation of holiday accommodation for 12 months of the year.

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

REPORT

1. Newton Hall Caravan Park benefits from a touring caravan site licence allowing for 33 touring caravans to be stationed on the site. (Appendix 1).
2. An application was received on 24th July 2020 (Appendix 2) to remove condition 25 from the site licence issued on 1st March 2006 which states

“The site shall only be used as a touring caravan site between the period 1st March and 9th January in each year. Between 10th January and the last day of February in each year all caravans shall be removed from the site”

The touring caravan site licence is not currently being used, as touring caravans are not accepted on this particular site at the moment, however the agent acting for the site owner has confirmed that he would like us to consider an application to vary the site licence in case they wish to make use of the licence at a future date.

3. The planning department has granted permission for the part of the site which falls within the boundary of Fylde Council to be used all year round under planning consent ref 20/0368 (appendix 3).
4. Lancashire Fire and Rescue Services have been consulted on this application and have not expressed any concerns.
5. An email has been sent to the agent working on behalf of the applicants to ask them to consider agreeing that the following conditions be added to the licence if the variation is approved –

Touring caravans shall be occupied for holiday purposes only and not as a person’s permanent, sole or main place of residence.

The licence holder must keep the following records for each touring caravan on site:

- a. *The name and current home address of the owner; and*
- b. *Documentary evidence of the current home address of the owner*
- c. *and must allow the licensing authority to inspect them at any reasonable time.*

The licence holder must, if requested by the licensing authority, ask the owner of any touring caravan on site to give to the licence holder:

- a. *The name and current home address of each adult occupier; and*
- b. *Documentary evidence of the current home address of each adult occupier and must forward them to the licensing authority when received.*

The agents have responded to confirm that their client approves the addition of these conditions.

6. Blackpool Council have been consulted and gave the following response –

Planning have confirmed that there is no change required to planning permission needed in Blackpool, as the planning permission was granted when the borders were different and the whole park fell into Fylde. They will need to vary their Blackpool licence though, but we will just issue the licence exactly the same as whatever you issue.

| IMPLICATIONS | |
|---|--|
| Finance | None arising directly from the report. |
| Legal | None arising directly from the report. |
| Community Safety | None arising directly from the report. |
| Human Rights and Equalities | None arising directly from the report. |
| Sustainability and Environmental Impact | None arising directly from the report. |
| Health & Safety and Risk Management | None arising directly from the report. |

| LEAD AUTHOR | CONTACT DETAILS | DATE |
|------------------|---|-----------------------------|
| Joanne Gallagher | joanne.gallagher@fylde.gov.uk Tel 01253 658609 | 1 st August 2020 |

| BACKGROUND PAPERS | | |
|---------------------|-----------------------------|---|
| Name of document | Date | Where available for inspection |
| Newton Hall Village | 1 st August 2020 | Newton hall Touring application |

Attached documents

- Appendix 1 - Existing site licence
- Appendix 2 - Application to vary site licence
- Appendix 3 - Planning Approval
- Appendix 4 - location Plan
- Appendix 5 – Site layout



Caravan Sites and Control of Development Act 1960

Section 3

Touring Caravan Site Licence

Newton Hall Caravan Park

To: Partington Holiday Centres Limited
Newton Hall Holiday Centre
Staining
Blackpool
Lancashire
FY3 0AX

TAKE NOTICE THAT

WHEREAS on 6th Day of January 2006 you made application for a site licence in respect of land situated at Newton Hall Holiday Camp, Staining, Blackpool, 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 thirty-three (33).

Spacing

2. 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.
3. 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.

4. 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

5. 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.
6. 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

7. 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.
8. Laundry facilities shall be provided in a separate room and shall be on the scale of 1 deep sink with hot and cold water supply per 30 pitches.

Disposal Point of Chemical Closets

9. 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

10. 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

11. 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

12. 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

13. 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

14. Adequate provision should be made for the storage, collection and disposal of refuse.

Fire Precautions

15. 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.
16. 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.
17. 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.
18. 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

19. 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

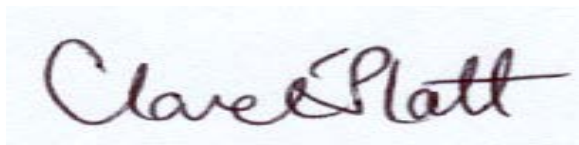
20. A sign indicating the name of the site should be displayed at the site entrance.
21. Notices should be displayed prominently on the site indicating the action to be taken in the event of an emergency and show where the Police, Fire Brigade, Ambulance and Local Doctors can be contacted and the location 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.
22. At sites subject to flood risk, warning notices should be displayed giving advice about the operation of the flood warning system.
23. 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.
24. A copy of the site licence with its conditions should be displayed prominently on the site.

Times of Occupancy

25. The site shall only be used as a touring caravan site between the period 1st March and 9th January in each year. Between the 10th January and the last day of February in each year all caravans shall be removed from the site.

Maintenance

26. 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.

A handwritten signature in dark ink, reading 'Clare Platt', is shown on a light blue background.

C. Platt...
Business Unit Manager Consumer Wellbeing and Protection

Dated 1st Day of March 2006



**Caravan Sites and Control of Development Act 1960
Site Licence Variation Form**

1. Brief Site Details

| | |
|---|---|
| Name of Site: NEWTON HALL CARAVAN PARK | |
| Postal address of Site: Staining Road Staining Blackpool Lancashire | |
| Post Code: FY3 0AX | Phone: c/o 01995 604514 Fax: e-Mail: debs@grahamanthonyassociates.com |

2. Applicants Details

| | |
|--|--|
| Name: PARTINGTON HOLIDAY CENTRES LIMITED | |
| Postal address of Applicant (If different from above): Chapel Court 204 Fleetwood Road North Thornton Cleveleys Lancashire | |
| Post Code: FY5 4BJ | Phone: c/o 01995 604514 Mobile: e-Mail: debs@grahamanthonyassociates.com |

3. Is the applicant the:

Freeholder



Tenant



Leaseholder



Other



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"/> | Not exceed 33 Units |

Opening Season:

| | | |
|---------------|-------------------------------------|--|
| Static Sites | <input type="checkbox"/> | to |
| Touring Sites | <input checked="" type="checkbox"/> | 1 st March and 9 th January in each year |

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 checked="" type="checkbox"/> | Not exceed 33 Units |

Opening Season:

| | | |
|---------------|-------------------------------------|----------------|
| Static Sites | <input type="checkbox"/> | to |
| Touring Sites | <input checked="" type="checkbox"/> | 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:

94/0432 dated 09/11/1994 Modification of Condition to Permit Caravans and Holiday Accommodation to be occupied except for the period of 10 January to 28 February each year.

18/0104 dated 08/05/2018 Variation of Condition 1 of planning permission 94/0432 to amend closure period for holiday accommodation on site from 10 January – 28 February (existing closure period) to 15 December – 6 February (Proposed Closure period).

20/0368 dated 20/07/2020 Application to remove condition 1 of planning permission 8/0104 in order to allow occupation of Holiday Accommodation for 12 months of the year.

8. How is drinking water provided?

Mains supply to unit ☐ Units }
Standpipes ☐ Units } as existing

9. How are toilets and wash hand basins provided?

Communal toilet blocks ☐ Units }
Units have their own facilities ☐ Units } as existing

10. How are showers provided?

Communal shower blocks ☐ Units }
Units have their own showers ☐ Units } as existing

11. Type of foul drainage?

Mains drainage ☐ Units }
Cesspool or cesspit ☐ Units } as existing

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. ☐ Units } as existing
Other (Please give details) ☐ Units }

No waste water disposal ☐ Units

13. How is surface water drainage provided?

as existing

14. How is refuse stored on the site?

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

} as existing

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

Yes ☐
 No ☐

} as existing

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

Yes ☐
 No ☐

} as existing

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:

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

| | | | | | | | | | | | |
|---|---|--------------------|---|------------------------|--|-------------------|------------------------|---------------|-------------------|------------------------------------|--|
| Signed: <i>Graham Anthony Associates</i> Dated: <i>23/7/2020</i> | | | | | | | | | | | |
| 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 residential 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 colspan="2">I. Foul and surface water drainage</td> </tr> </table> | | A. Site Boundaries | B. Position and numbering of touring/holiday caravans and residential 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 residential 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 | | | | | | | | | | | |

If you are proposing to amend, add or remove site licence conditions then please provide the information on an additional sheet attached to the application.

Please return this completed form to:

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



Town and Country Planning Act 1990

Town and Country Planning (Development Management Procedure) (England) Order 2015

Variation of Condition Granted

Part 1 - Particulars of Application

Application Number: 20/0368

Location: NEWTON HALL HOLIDAY CENTRE, STAINING ROAD, STAINING,
BLACKPOOL, FY3 0AX

Description: APPLICATION TO REMOVE CONDITION 1 OF PLANNING PERMISSION
18/0104 IN ORDER TO ALLOW OCCUPATION OF HOLIDAY
ACCOMMODATION FOR 12 MONTHS OF THE 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 for the carrying out of the development referred to in Part 1 hereof subject to the following condition(s):

1. The caravans and other forms of accommodation on the site shall be used as holiday accommodation only and shall not be let, sold or otherwise occupied as permanent residential accommodation or for any other purpose (including any other use falling within Class C3 of the schedule to the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that class in any statutory instrument amending or replacing that Order). The owners/operators of the site shall maintain an up-to-date register of the names and main home addresses of all owners and occupiers of the holiday accommodation and, upon reasonable request, shall make this information available to the Local Planning Authority.

Reason: The development has been permitted for holiday use only. It would be inappropriate for the holiday accommodation to be occupied as permanent residential accommodation as this would result in the introduction of dwellings in an unsuitable location within the Green Belt and would diminish the contribution that the provision of visitor accommodation on this site makes to the rural economy. Accordingly, the occupancy restriction is required pursuant to the provisions of Fylde Local Plan to 2032 policies GD2 and EC7, and the aims of the National Planning Policy Framework.

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 policies of the Fylde Local Plan to 2032 and all other relevant planning guidance and in particular policies:

Fylde Local Plan to 2032:

EC7 Tourism Accommodation

GD2 Green Belt

Informative notes:

1. Statement under Article 35(2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015:

The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraph 38 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.

2. Licensing controls:

The applicant is advised that the variation to conditions granted by this planning permission may also have implications for the current site licence as follows:

1. The site owner or agent is advised to make an application to the Licensing Department of Fylde Borough Council to vary the current site licence as per the Caravan Sites and Control of Development Act 1960. Information on how to make an application can be found via the council's website.
2. Static holiday caravans shall be occupied for holiday purposes only and not as a person's permanent, sole or main place of residence.

The licence holder must keep the following records for each static caravan on site:

- a. The name and current home address of the owner; and
- b. Documentary evidence of the current home address of the owner
- c. and must allow the licensing authority to inspect them at any reasonable time.

Date of Decision: 20/07/2020

Signed:



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

Mr Salisbury
Graham Anthony Associates
2 Croston Villa
High street
Garstang
Preston
PR3 1EA

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

- 1) These notes should be read in conjunction with the decision notice issued by the Local Planning Authority in respect of the application which you have recently submitted to the Council.

IN CASES WHERE PERMISSION/CONSENT HAS BEEN GRANTED

- 2) Any permission/consent is granted on the basis of the approved plans listed in the decision notice. The development should be undertaken in strict accordance with the approved plans, as any deviation will constitute unauthorised development which may be liable to enforcement action. Any amendments to the approved plans are likely to require the submission of a further application to the Council. Should such changes be desired, you are advised to contact the Development Management Service to determine the most appropriate means by which any revisions could be considered.
- 3) Any permission/consent granted is subject to the conditions set out in the decision notice and it is the responsibility of the developer to ensure that these conditions are fully complied with. Any conditions that require work to be carried out or details to be approved before any development can take place form a “condition precedent”. If a condition precedent is not complied with, the whole of the development will be unauthorised and may result in enforcement action being taken by the Council.
- 4) The applicant is reminded of the need to obtain formal approval of those details required by the conditions of any planning permission/consent before development may lawfully commence on the site (or any other relevant trigger as set out in each condition). Formal applications for the approval of matters reserved by condition are currently subject to fees (per request) of £34 for householder applications and £116 in all other cases. Any breach of the imposed conditions may leave you liable to enforcement action or may require you to submit a new application in order to regularise any unauthorised works.
- 5) If the applicant is aggrieved by any of the conditions imposed as part of the planning permission, they may appeal to the Planning Inspectorate. Any appeal against the grant of permission subject to conditions to which the applicant objects needs to be made within 6 months of the date on the decision notice.
- 6) In undertaking any development you should ensure that you have also secured any necessary approval under the Building Regulations or any other approvals or consents required including consent from the landlord or obligations under the Party Wall Act.
- 7) For developments that need a new address or address change, please contact addresses@fylde.gov.uk or 01253 658515. New addresses need to be made as early as possible to arrange for Utility connections.

IN CASES WHERE PERMISSION/CONSENT HAS BEEN REFUSED

- 8) If the applicant is aggrieved by the decision of the Local Planning Authority to refuse planning permission/consent, they may appeal to the Planning Inspectorate. The relevant time limits to lodge an appeal following the Local Planning Authority’s refusal of permission/consent are as follows:
 - a) For **householder** planning applications – **12 weeks** from the date on the decision notice.
 - b) For **advertisement** consent applications – **8 weeks** from the date on the decision notice.
 - c) For **minor commercial** development applications – **12 weeks** from the date on the decision notice.
 - d) For **any other** types of planning application – **6 months** from the date on the decision notice.

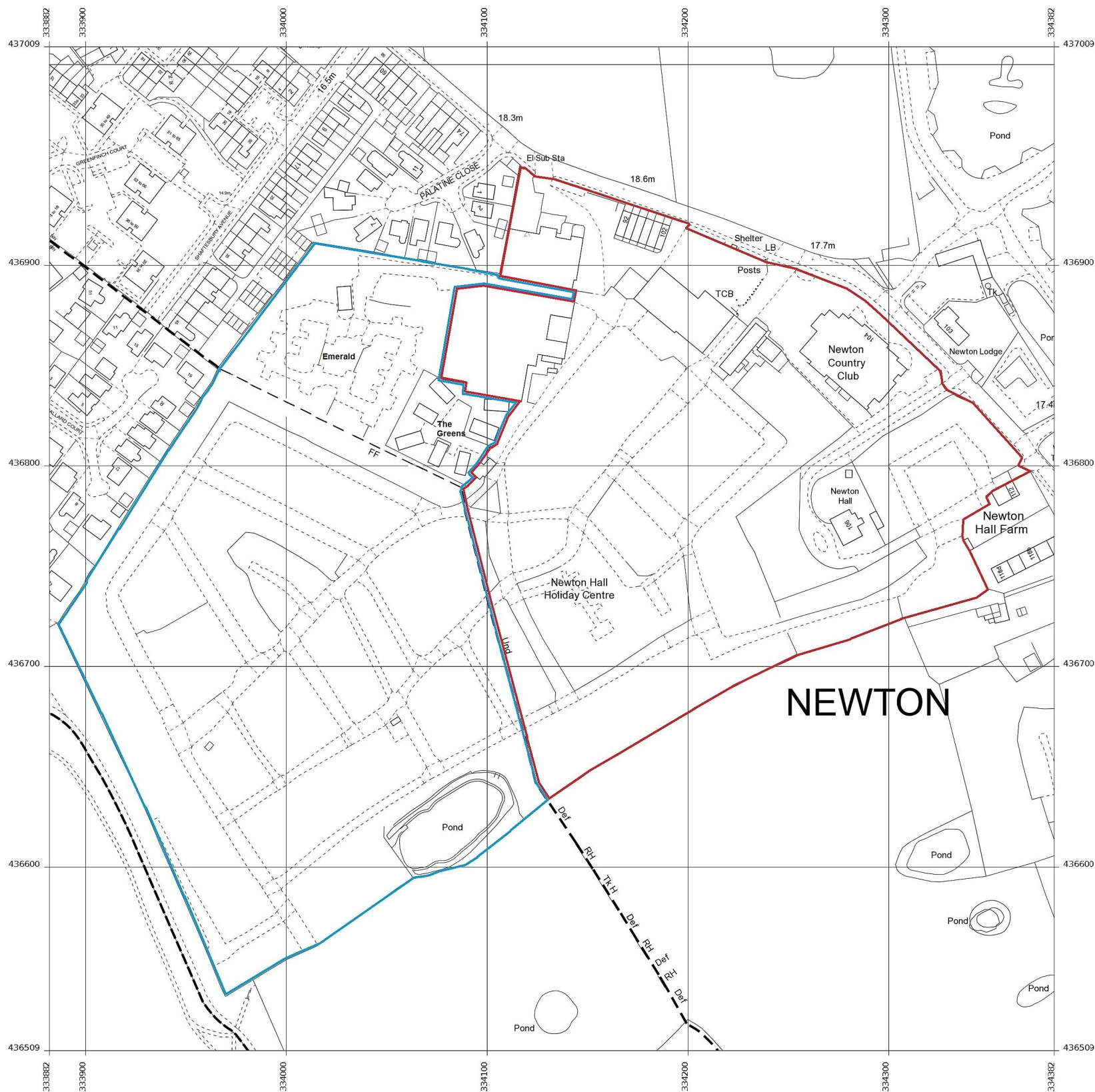
SAVE THAT in circumstances **where an enforcement notice has been served** for the same or very similar development, the time limit to lodge an appeal (in all cases) is:

- within **28 days** from the date of the Local Planning Authority’s decision if the enforcement notice was served before the decision was made, yet not longer than 2 years before the application was made.
- within **28 days** from the date the enforcement notice was served if served on or after the date the decision was made (unless this extends the normal appeal period).

Appeals must be made directly to the Planning Inspectorate and can be dealt with by exchange of written statements or heard before an Inspector at an Informal Hearing or at a Public Inquiry. Further information regarding the appeals process (including application forms) can be obtained from the Planning Inspectorate via their website - <https://www.gov.uk/planning-inspectorate>.

Location Plan - Full planning application to amend the closed period on the Holiday Park. Closed period to be between 15th December and 6th February at Newton Hall Holiday Park. Staining Road. Staining. Blackpool. FY3 0AX.

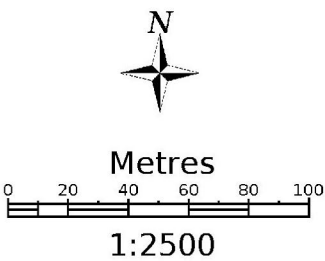
Applicant: Partingtons Holiday Centres Ltd. Chapel Court. 204 Fleetwood Rd North. Thornton-Cleveleys. Lancashire. FY5 4BJ.



Supplied by: Stanfords
© Crown copyright and database rights 2017 OS 100035409
Reference: 01180647
Centre coordinates: 334132 436759

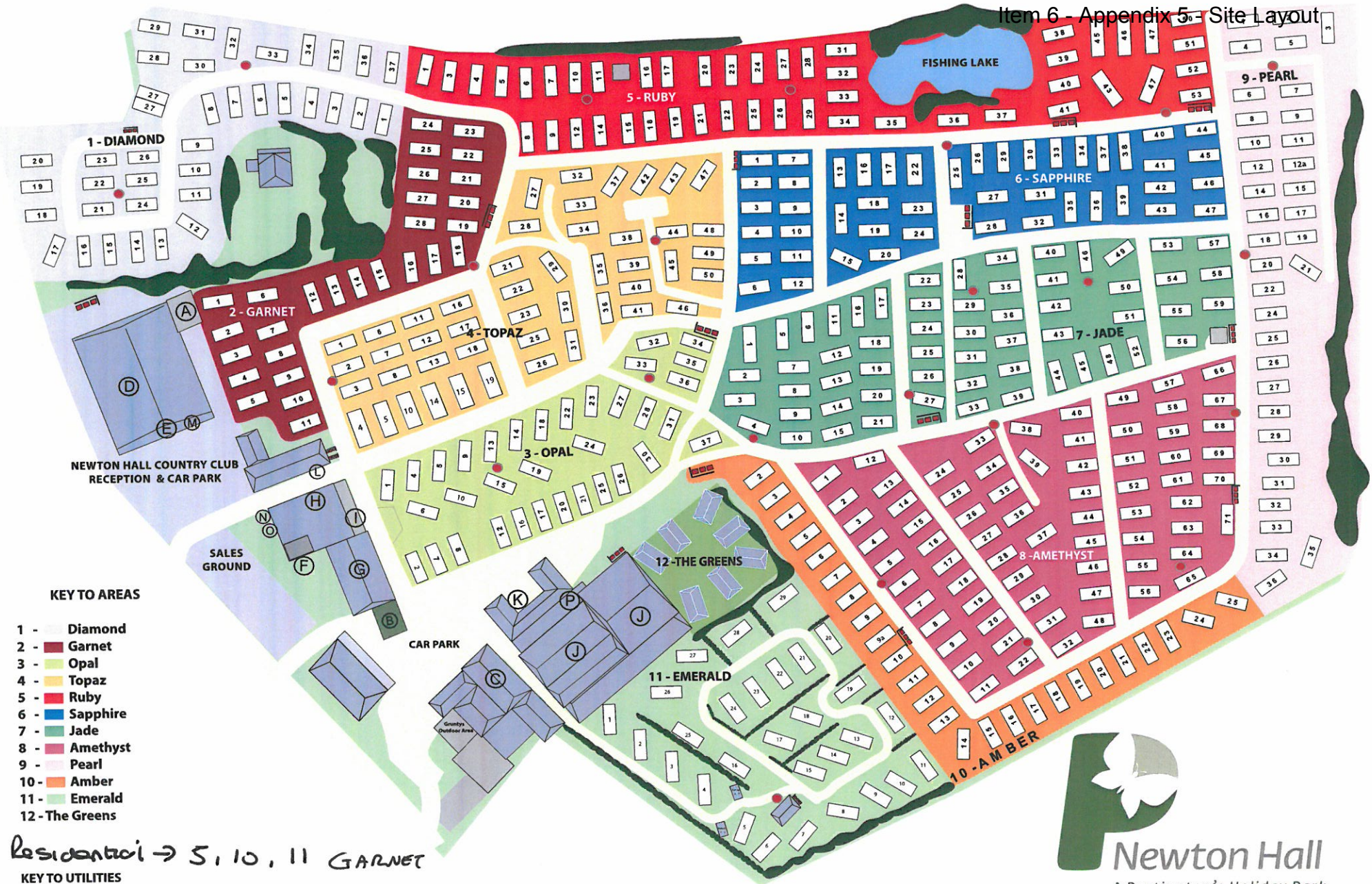
Produced from the Ordnance Survey
MasterMap(Topography)Database and incorporating surveyed
revision available at this date.

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.



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DATE: December 2017
DRG No: LPD1117/PGNH/LP1A
SCALE: 1:2500@A3 © Copyright



Newton Hall
 A Partington's Holiday Park
 Staining Road, Staining Near Blackpool, FY3 0AX

Free Wi-Fi

Ask at Park Reception for details

Emerald- Our New Development
 Page 04 of 07
 04th of 07/2 Month Season!

Park Tel: 01253 882512
Park Fax: 01253 893101
Customer Service Centre Tel: 01253 879911
Email: newtonhall@partingtons.com
Web: www.partingtons.com

DECISION ITEM

| REPORT OF | MEETING | DATE | ITEM NO |
|--------------------------------------|-----------------------------|------------------|---------|
| RESOURCES DIRECTORATE | PUBLIC PROTECTION COMMITTEE | 9 SEPTEMBER 2020 | 7 |
| APPOINTMENT TO WORKING GROUPS | | | |

PUBLIC ITEM

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

SUMMARY

Following changes to committee membership at Council on 20th July 2020 it is timely for the committees to review the current appointments to any working groups that relate to the terms of reference of the Public Protection Committee that are currently established. The establishment of working groups is within the responsibility of the individual committees and does not need the approval of Council.

RECOMMENDATIONS

The committee is invited to:

1. Confirm the membership to any working groups that relate to the terms of reference of the committee.

SUMMARY OF PREVIOUS DECISIONS

17/7/2019 Appointment to Working Groups confirmed

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

REPORT

1. Changes to were made at Council on 20 July 2020 to committee memberships and it now seems prudent for the committee to review the current appointments to established Working Groups within their remit.
2. Committees may wish to establish their own subject specific working groups to be set up when required in order to advise the parent programme committee on a particular topic/issue.
3. The table below lists those working groups that relate to the terms of reference of the Public Protection Committee that are currently established.

4. The establishment of working groups is within the responsibility of the individual committee and does not need the approval of Council.
5. It is important that the members nominated to working groups have an appropriate interest in the subject, can commit to positively and be available to commit the time to attend the majority of the meetings involved.
6. The conclusion of any working group would be brought to committee in a formal report.

Table 1 – Public Protection Committee– Working groups

| Working group | Role/purpose | Notes | Current representation |
|------------------------|---|---------|--|
| Caravan Site Licensing | To review proposed conditions on new and existing site licenses regarding registers and evidence proof to ensure a consistent approach. | Not met | Councillors Frank Andrews, Brenda Blackshaw, Alan Clayton, Karen Henshaw & Paul Hodgson. |

IMPLICATIONS

| | |
|---|--|
| Finance | No implications arising from this report |
| Legal | No implications arising from this report |
| Community Safety | No implications arising from this report |
| Human Rights and Equalities | No implications arising from this report |
| Sustainability and Environmental Impact | No implications arising from this report |
| Health & Safety and Risk Management | No implications arising from this report |

LEAD AUTHOR

CONTACT DETAILS

DATE

| | | |
|---------------------|------------------------|---------|
| Democratic Services | democracy@fylde.gov.uk | 30/7/20 |
|---------------------|------------------------|---------|

BACKGROUND PAPERS

| Name of document | Date | Where available for inspection |
|------------------|------|--------------------------------|
| None | | |

DECISION ITEM

| REPORT OF | MEETING | DATE | ITEM NO |
|-----------------------|-----------------------------|------------------|---------|
| RESOURCES DIRECTORATE | PUBLIC PROTECTION COMMITTEE | 9 SEPTEMBER 2020 | 8 |

APPLICATION FOR A PAVEMENT CAFÉ LICENCE

PUBLIC ITEM

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

Please note that the Application for a Pavement Café Licence report is TO FOLLOW pending an appeal.