

Agenda

Public Protection Committee

Date:	Wednesday, 19 March 2014 at 10.00am
Venue:	Town Hall, St Annes
Committee members:	<p>Councillor Angela Jacques (Chairman) Councillor Dawn Prestwich (Vice-Chairman)</p> <p>Councillor Christine Akeroyd, Frank Andrews, Keith Beckett ISO, Alan Clayton, John Davies, Tony Ford JP, Gail Goodman JP, Ken Hopwood, Barbara Nash</p>

Item		Page
1	Declarations of Interest: Any member needing advice on Declarations of Interest should contact the Monitoring Officer before the meeting.	1
2	Confirmation of Minutes: To confirm the minutes of the previous meeting held on 11 December 2013 as a correct record, as attached at the end of the agenda.	1
3	Substitute Members: Details of any substitute members notified in accordance with council procedure rule 23(c).	1
4	Street Trading Consent	3 – 4
5	Appointment of Hackney Carriage Stands	5 – 8
6	Hackney Carriage Driver	9 - 10

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

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REPORT



REPORT OF	MEETING	DATE
Resources Directorate	Public Protection Committee	19 March 2014

STREET TRADING CONSENT

PUBLIC ITEM

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

SUMMARY

An application has been received from Lytham St Annes Art Society for a time limited street trading consent in Ashton Gardens, St Annes. Fylde Borough Council has adopted a Policy relating to applications for consent for this area and the Committee will therefore be requested to determine the matter.

RECOMMENDATION

To note the application and determine the application.

CABINET PORTFOLIO

This falls within cabinet portfolio:

Social Wellbeing - Councillor Cheryl Little

SUMMARY OF PREVIOUS DECISIONS

Previous applications for consent submitted by Lytham St Annes Art Society have been approved.

REPORT

1. The Licensing Team have received an application submitted by Lytham St Annes Art Society for a Street Trading consent for the area in front of Ashton Gardens/St Georges Road Gates on the 14th and 15th June 2014. For the information of the Committee a number of exhibitors submit original works of art which are subsequently available for sale in an open air exhibition.

2. St Georges Road itself is designated as a prohibited street for the purposes of street trading and as such, trading may not take place upon it. However, in January 2010 the Public Protection Committee determined a Policy for trading in Ashton Gardens as detailed below:

Applications for consent in schedule D will be considered in accordance with the following guidelines:

i) Consents will only be issued for specific events which have a tangible and measurable benefit to the Fylde, its residents and businesses.

ii) Applications for consents shall not be for the financial benefit of individuals at the expense of local residents or businesses. Priority shall be given to local traders.

iii) No consent shall be granted for a type of trading which the Committee consider will detract from the Borough's "classic resort" status.

Finally, applicants should note that all granted applications will be subject to monitoring by Officers of the Authority. Non compliance of licence conditions or trading which causes nuisance or annoyance during an event may lead to a recommendation to the Public Protection Committee that future applications from an applicant are refused

3. The Committee is therefore requested to consider and determine the application.

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.

REPORT AUTHOR	TEL	DATE	DOC ID
Chris Hambly	01253 658422	13 th February 2014	

LIST OF BACKGROUND PAPERS		
Name of document	Date	Where available for inspection
Street Trading Policy and Application	January 2010	http://www.fylde.gov.uk/business/licensing/licensing-application-forms/streetlicenceapplications/

Attached documents

None

REPORT



REPORT OF	MEETING	DATE
Resources Directorate	Public Protection Committee	19 March 2014

APPOINTMENT OF HACKNEY CARRIAGE STANDS

PUBLIC ITEM

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

SUMMARY

The existing night time hackney carriage stand on Henry St, Lytham has since its introduction become the busiest stand in the Borough. Due to the number of persons attending licensed premises on Henry Street the stand is no longer suitable as sufficient vehicles cannot be accommodated leading to double parking and obstruction of Dicconson Terrace.

An alternative to the existing stand has been identified and Committee will be requested to consider the option.

RECOMMENDATION

That the Committee consider the report and make a recommendation to the Portfolio Holder.

CABINET PORTFOLIO

This falls within cabinet portfolio:

Social Wellbeing

-

Councillor Cheryl Little

SUMMARY OF PREVIOUS DECISIONS

The existing stand was appointed in 2008.

REPORT

1. Section 63 of Part II of the Local Government (Miscellaneous Provisions) Act 1976 states that. *“a District Council may from time to time appoint stands for Hackney Carriages for the whole or any part of a day in any highway in the District which is maintainable at the public expense...”*
2. During 2008 the Public Protection Committee recommended the approval of a Hackney Carriage Stand on the north side of Henry Street, Lytham for 4 vehicles from the junction with Dicconson Terrace for a distance of 23.5m between the hours of 1800 and 0300 hours.

3. Due to the increase in popularity of the licensed premises on Henry Street, the stand has proved to be successful but it is now considered that it cannot cater for sufficient vehicles and it should either be extended or alternative ranking arrangements identified.
4. Consideration was given to extending the rank so that it stretched the length of Henry Street between Dicconson Terrace and Green St but this would only result in an additional 4 vehicle spaces and would not resolve the issue of hackney carriages failing to proceed.
5. As such, the following option has been identified:

a) *Establishment of a stand on the south side of Henry Street, Lytham for 21m in a westerly direction for 3 vehicles between 1800 and 0300.*

b) *Establishment of a stand on the west side of Dicconson Terrace, Lytham for 33m in a southerly direction for 6 vehicles between 1800 and 0300.*

6. The establishment of these spaces would require the removal of the existing stand on the north side of Henry Street.
7. The Highways Department of Lancashire County Council have been consulted and comment, *"Thank you for your letter dated 9 December 2013 regarding the appointment of Hackney carriage stands.*

I refer to an earlier conversation you held with Chandra Dholakia regarding this request and in principle there is no highway objection to the provision of additional taxi ranks as suggested. However, as indicated to you at the time, you will be required to undertake and secure all public approval prior to Lancashire County Council taking forward the legal advertisement for any new Traffic Regulation Order (TRO).

To clarify:

1. The existing night time taxi rank (4 spaces) on the north side of Henry Street, will be reverting back to unrestricted parking.

2. The length of the existing limited waiting bay on Dicconson Terrace is 33m long and is sufficiently long for only 6 spaces and not the 7 spaces recorded in the letter.

3. The existing limited waiting bay to on the south side of Henry can accommodate 3 spaces.

As such the above proposals would result in an overall increase of 5 taxi spaces to a total number of 9 spaces from the 4 spaces existing.

In addition, at an earlier meeting with Chandra Dholakia, you mentioned the possibility of losing the taxi rank on Park Street as a trade off to increasing availability on Henry Street. Is this still being considered please? "

8. The Lancashire Constabulary have been consulted. Marc Procter, the Traffic Management Officer, West Road Policing Unit states,

"Thank you for the letter and correspondence regarding the proposed taxi rank changes on Henry Street and Dicconson Terrace, Lytham. I have no observations to make and no objections to your proposals."

9. Members will note that the County Council refer to the removal of the stand on park Street, Lytham. Although properly marked and signed, the stand is often obstructed by parked private vehicles and rarely utilised by the trade. In the Officers opinion, the removal of this stand would not impact on the ranking provision in Lytham and as such the Committee are requested to consider the suggestion and make a recommendation.

10. The Committee is therefore asked to consider the report and recommend to the Portfolio as follows:
- to establish a stand on the south side of Henry Street, Lytham for 21m in a westerly direction for 3 vehicles between 1800 and 0300.
 - to establish a stand on the west side of Dicconson Terrance, Lytham for 33m in a southerly direction for 6 vehicles between 1800 and 0300.
 - to remove the existing stand located on the north side of Henry Street
 - to remove the existing stand on Park Street, Lytham.
11. Should the Portfolio Holder recommend the appointment of the stands, it is a requirement of S63(2) of the Local Government (Miscellaneous Provisions) Act 1976 that the proposals are advertised in a local newspaper and that any representations may be made in writing within 28 days of the publication of the notice.
12. The Portfolio Holder may wish to consider any representations received following the advertisement of the above proposals, in consultation with the Director of the Resources Directorate and the Chairman of the Public Protection Committee.

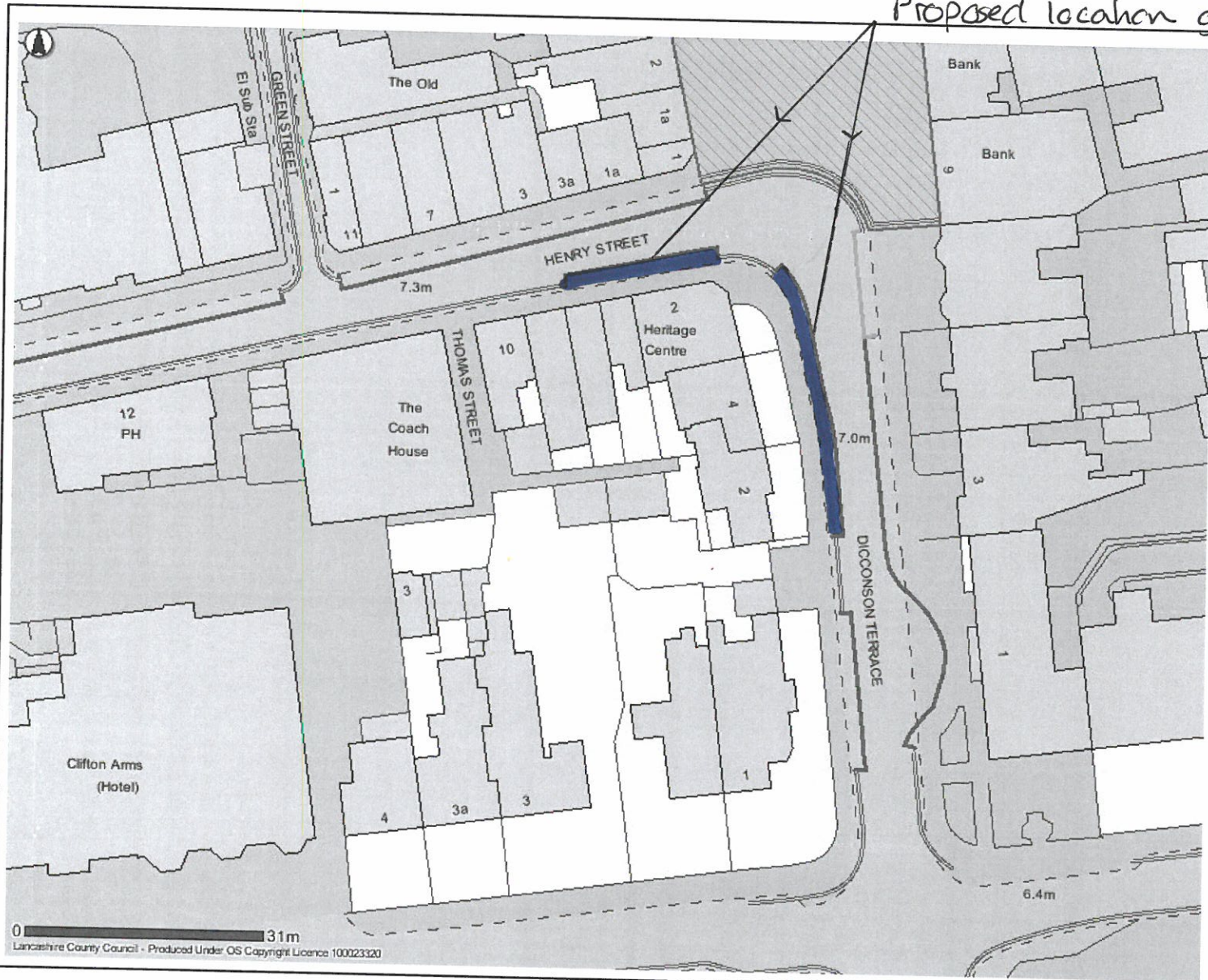
IMPLICATIONS	
Finance	To comply with signage regulations, each individual stand (if approved) will require lining and appropriate signage putting in place. The appointment of a stand must also be advertised in the local press. Any costs arising from this Report will be met from existing budgets.
Legal	None arising directly from the report.
Community Safety	Hackney Carriage stands play a vital role in the removing of persons from Town Centres, particularly late at night and by placing at places of public resort should facilitate a speedier removal of taxi customers.
Human Rights and Equalities	Hackney carriages are a vital form of transport for the disabled who may have difficulties accessing other forms of public transport.
Sustainability and Environmental Impact	None arising directly from the report.
Health & Safety and Risk Management	None arising directly from the report.

REPORT AUTHOR	TEL	DATE	DOC ID
Chris Hambly	01253 658422	11 th February 2014	

LIST OF BACKGROUND PAPERS		
Name of document	Date	Where available for inspection
None		

Attached documents

Appendix 1 – Location Plan



- TRO Lines**
- 20 MPH Speed Restriction
- 30 MPH Speed Restriction
- 40 MPH Speed Restriction
- 50 MPH Speed Restriction
- Bus Lane
- Bus Stop Clearway
- Disabled Parking
- Left Turn Only
- Limited Waiting
- Loading Bay
- Mandatory Cycle Lane
- Maximum Width
- No Left Turn
- No Loading
- No Loading At Any Time
- No Right Turn
- No U-Turn
- No Waiting
- No Waiting At Any Time
- One Way
- Other Parking Bays
- Pay and Display Parking
- Prohibited Access
- Public Service Vehicle Stand
- Residents Permit Holder Parking
- School Entrance Marking
- Taxi Stand
- TRO Areas**
- 20 MPH Zone
- 30 MPH
- 40 MPH
- 50 MPH
- 60 MPH
- Box Junction
- Bus Lane
- Clearway
- Length Restriction
- No Waiting At Any Time Zone
- No Waiting Zone
- Prohibition of Access
- Prohibition of Driving
- Weight Restriction
- Width Restriction
- Districts**
- Other District/Unitary Authority
- Lancashire Districts

Henry St/Dicconson Terrace

REPORT

REPORT OF	MEETING	DATE
Resources Directorate	Public Protection Committee	19 March 2014

HACKNEY CARRIAGE DRIVER

PUBLIC ITEM

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

SUMMARY

A complaint has been received regarding the actions of licensed hackney carriage driver AM following an incident between him and another licensed driver. AM has been formally interviewed regarding the matter the details of which will be presented to the Committee.

RECOMMENDATION

That the Committee considers the report and determine whether they consider AM to be a fit and proper person to hold a licence.

CABINET PORTFOLIO

This falls within cabinet portfolio:

Social Wellbeing - Councillor Cheryl Little

SUMMARY OF PREVIOUS DECISIONS

There are no previous decisions in relation to this matter.

REPORT

1. AM is a current licensed driver, benefiting from a Hackney Carriage drivers licence issued by Fylde Borough Council which is due to expire on the 29th May 2014. He also the proprietor of a hackney carriage vehicle licence.
2. During the evening of Friday 25th October 2013, an incident occurred on Wood St, St Annes adjacent to the licensed premises known as "Toast". It is alleged that during the incident involved AM using threatening behaviour towards another licensed hackney carriage driver. A formal statement has been obtained from this driver which will be available to members during the meeting.

3. AM has been formally interviewed in relation to the incident and a transcript of the interview will also be provided to members during the meeting.
4. Section 61 of the Local Government (Miscellaneous Provisions) Act 1976 states, "a district council may suspend or revoke or ... refuse to renew the licence of a driver of a Hackney Carriage or a Private Hire vehicle on any of the following grounds:-
 - a) that he has since the grant of the licence:-
 - i) been convicted of an offence involving dishonesty, indecency or violence
 - ii) been convicted of an offence under or has failed to comply with the provisions of the Act of 1847 or of this part of the Act; or
 - b) any other reasonable cause."
5. AM has been invited to the Meeting and the Committee is therefore requested to consider the report and determine whether to:
 - a) note the report,
 - b) issue a warning letter,
 - c) suspend the licence
 - d) revoke the licence

IMPLICATIONS	
Finance	None arising directly from the report.
Legal	The Committee should have regard to the requirements of fairness and proportionality and to the European Convention on Human Rights in reaching its decision.
Community Safety	None arising directly from the report.
Human Rights and Equalities	The Committee should have regard to the requirements of fairness and proportionality and to the European Convention on Human Rights in reaching its decision.
Sustainability and Environmental Impact	None arising directly from the report.
Health & Safety and Risk Management	None arising directly from the report.

REPORT AUTHOR	TEL	DATE	DOC ID
Chris Hambly	01253 658422	3rd March 2014	

LIST OF BACKGROUND PAPERS		
Name of document	Date	Where available for inspection
None		

Attached documents - None



Public Protection Committee

Date:	Wednesday 11 December, 2013
Venue:	Town Hall, St Annes
Committee members:	Councillor Angela Jacques (Chairman) Councillor Dawn Prestwich (Vice-Chairman) Councillors Christine Akeroyd, Frank Andrews, Keith Beckett, Alan Clayton, Gail Goodman JP, Ken Hopwood, Barbara Nash.
Other councillors:	Councillor Cheryl Little
Officers:	Tracy Morrison, Ian Curtis, Michael Duck, Philip Dent, Paul Rogers and Sharon Wadsworth
Other attendees:	Lister Howarth, Fire Safety Officer, Lancashire Fire and Rescue

1. Declarations of interest

Members were reminded that any disclosable pecuniary interests should be declared as required by the Localism Act 2011 and any personal or prejudicial interests should be declared as required by the Council's Code of Conduct for Members.

2. Confirmation of minutes

RESOLVED: To approve the minutes of the Public Protection Committee meeting held on 28 October 2013 as a correct record for signature by the Chairman.

3. Substitute members

The following substitution was reported under Council procedure rule 23(c):

Councillor Suzanne Cunningham for Councillor Gail Goodman.

4. Caravan Licensing – Larbreck Gardens

Michael Duck, Senior Environmental Health Officer, introduced a report regarding an application to increase the total number of holiday caravans from 57 to 58. He informed members that the site is also licensed for 25 movable dwellings under the Public Health Act 1936. It was the licensee's intention to replace one of the movable dwellings with a static caravan and that there were no planning restrictions on the number of caravans on the site. He drew the committee's attention to

the Fire Regulations governing static caravan sites and the spacing in distances which were set out in the Model Standards 2008 for Caravan Sites in England which applied to the site.

Lister Howarth, Fire Safety Officer, Lancashire Fire and Rescue informed members that the access roads at the site were required for fire appliances so that every caravan was within 50 metres of that road and ensuring that caravans were within the 60 metres high pressure hose reels carried on the appliances. He advised that the site complied with fire safety regulations. He further advised members that under legislation, the licensee has to carry out a Fire Risk Assessment and this is monitored by the Fire Safety Officer.

Mr Duck informed members that Little Ecclestone with Larbreck Parish Council had no objections to the proposal.

After further discussion, it was RESOLVED that

1. Condition 1 of the existing site licence be amended to allow for an additional holiday static caravan and that the total number of static caravans on the site will not exceed 58 in total.
2. The total number of static caravans on the site shall be in compliance with the schedules contained in the caravan site licence.

5. Caravan site licensing – Lamaleach Residential Park

Michael Duck, Senior Environmental Health Officer, introduced a report regarding an application from the site owner, who is seeking removal of site licensing conditions relating to types of fire fighting equipment; roads; storage of LPG; communal toilet block; telephone for calling emergency services; and recreational area. The report referred to the conditions appertaining to the application and current site licence and the views from the Council's planning department. Also, that the Model Standards 2008 for Caravan Sites in England had been taken into account in determining the officers recommendations.

Mr Duck circulated the following documents at the meeting which are attached to the minutes:

- Document showing the conditions the owner was seeking to remove from the site license Annex 1.
- Letter dated 26 August 2013 from BAE Systems and a plan regarding the Lamaleach Park Recreational area Annex 2.

Lister Howarth, Fire Safety Officer, Lancashire Fire and Rescue, informed members that under legislation, the licensee has to carry out a Fire Risk Assessment and this is monitored by the Fire Safety Officer. He advised that that the site complied with fire safety regulations. He informed the committee of the content expected in the Assessment. Mr Duck advised that it was the responsibility of the site owner to carry out any necessary Risk Assessments in accordance with legislation.

Mr Duck drew members' attention to Annex 1 to the minutes showing the conditions suggested by the owner for removal, the context of the conditions in relation to the Model Standards 2008 and the officer's recommendations. Mr Duck also informed members of the comments made by the Site's Residents Association to the proposals. He also informed the committee that Freckleton Parish Council had not commented on the proposals in the application.

With regard to the recreational area shown on the plan attached to the minutes as Annex 2, Mr Duck informed the committee that the recreational area was leased from BAE Systems and the lease expired in 2028. Following the expiry of the lease, the site owner would then need to revisit the site conditions to make sure that the recreational area condition is fulfilled. Members noted that the nearest recreational area to the site other than the leased area, was Bush Lane playing fields being 1.5 miles away.

After further discussion, It was RESOLVED that the officer's recommendations in relation to the application from the site owner with regard to the removal of 11 conditions from the caravan site licence at Lamaleach Residential Park as contained in Annex 1 to the minutes be approved and that the Site Licence be amended accordingly.

6. Animal Licensing – Dog Boarding Crèche

Philip Dent, Principal Officer, Environmental Protection Team, introduced a report which advised members of the new arrangements for dog crèches under the Animal Boarding Establishment Act 1963 and to detail the proposed conditions for any subsequent licence. There were a number of dog crèches/day care centres in the Country but this was the first time an application has been received in Fylde. Since the report had been circulated, he advised the committee that the applicant had withdrawn the application. Mr Dent took the view, however, that members might wish to consider and approve the Standard Licence conditions for Dog Day Care as a basis to consider any future applications. The Information for Applicants sheet together with the Application Form had been circulated for consideration by the Committee. He informed the committee that the Standard Licence conditions were based on the CIEH Model Standards for Breeding and Boarding Establishments.

Mr Dent further informed members that the owner of the establishment was responsible for deciding which animals were allowed into the Crèche.

Councillor Christine Akeroyd suggested that dog owners should produce veterinary certificates of proof for vaccinations to the site owner prior to any dogs being permitted to use the site.

Ian Curtis, Head of Governance, advised the committee that there was nothing in the Animal Boarding Establishment Act 1963 to suggest that applicants for a site licence must satisfy certain criteria.

Members took the view that there should be an additional question on the Application Form asking if the applicant had ever been convicted of an offence under the various Acts detailed under the heading 'Disqualification and Cancellation' contained in the Information for Applicants form attached to the report.

The committee noted that if the holder of a licence was found to be in breach of any of the conditions attached to that licence, or that any of the answers to the questions on the application form were false, then the licence could be withdrawn.

After further discussion, it was RESOLVED that

1. The Standard Licence conditions for dog day care be approved subject to condition 12.4 being amended to state that proof of vaccinations must be by way of current veterinary certificates.
2. The Information for Applicants sheet be approved.
3. The Application Form be approved subject to the addition of a further question asking if the applicant has ever been convicted of an offence under the various Acts detailed under the heading 'Disqualification and Cancellation' contained in the Information for Applicants form attached to the report.
4. The Environmental Health and Housing manager be authorised, in consultation with the Chairman of the Public Protection Committee, to introduce the revised conditions after 1 January 2014.
5. The Environmental Health and Housing manager be authorised to approve applications for the Licensing of animal boarding establishments in accordance with the Standard Licence conditions as Appended to the report as amended as in 1 above.

7. Scrap Metal Dealers Act 2013

Ian Curtis, Head of Governance, introduced a report which informed the committee that the Scrap Metal Dealers Act 2013 had changed the law on the licensing of scrap metal dealers and motor salvage operators. The report described the changes made, outlined the new procedures, and suggested the appointment of a named officer to hear oral representations under the act.

Mr Curtis informed members that the report set out the background to 2013 Act and the description of the registration and licensing for scrap metal dealers. It further informed the committee of the decision making in respect of license applications and the redress for applicants should an application be rejected.

He drew members' attention to the procedure where written or oral representations can be entered into should an application be rejected.

After discussion, it was RESOLVED that

1. The Principal Officer (Licensing Team) be appointed to hear oral representations under paragraph 7(8) of schedule 1 to the Scrap Metal Dealers Act 2013.
2. The delegation to the committee of functions under the act be noted.

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Lamaleach Residential Park

Conditions owner is seeking to remove	Model Standards 2008 (see descriptions below)	Officer's Recommendation
<p>Roads <u>Condition 3</u> "Roads of suitable material constructed to the satisfaction of the Council shall be provided, so that no caravan standing or toilet block is more than forty five metres from a road".</p>	<p>2(ii). Density, spacing and parking Between Caravans. 3(i) and 3(ii) Roads, Gateways and Overhead Cables</p>	<p>It is recommended that Condition 3 be replaced with the following conditions from the 2008 Model Standards for Residential Site: 2(ii), 3(i) and 3(iii). Advice to be heard from Lister Howarth, Lancashire Fire and Rescue Services</p>
<p>Fire fighting <u>Condition 6a)(1)</u> "a water standpipe together with a reel of small diameter hose of not less than 30 metres in length having a means of connection to the standpipe (preferably a screw thread connection) and terminating in a small hand control nozzle. Such standpipes shall have a water supply of sufficient pressure and flow to project a jet of water approximately 5 metres from the nozzle of the hose. The hose shall be housed in a box painted red and marked "HOSE REEL"; or..." <u>Condition 6a)(3)</u> "a water tank of at least 500 litres capacity fitted with a hinged lid, two buckets and one hand pump or bucket".</p>	<p>17. Requirement to Comply with Regulatory Reform (Fire Safety) Order 2005</p>	<p>It is recommended that Conditions 6a)(1) and 6a)(3) are removed from the site licence. A condition to be added to include a fire risk assessment reflecting number 17 on the 2008 Model Standards. Condition 6a)(2) be retained for means of fire fighting. Advice to be heard from Lister Howarth, Lancashire Fire and Rescue Services</p>
<p>Storage of Liquefied Petroleum Gas (LPG) <u>Condition 6g</u> "Provision shall be made for the storage of liquefied petroleum gas and regard shall be had to the Health and Safety Executives Code of Practice for the keeping of Liquefied Petroleum Gas in Cylinders and similar containers".</p>	<p>N/A</p>	<p>It is recommended to the Committee that this Condition be removed from the licence</p>
<p>Telephone <u>Condition 7</u> "A telephone shall be available on the site</p>	<p>N/A</p>	<p>It is recommended to the Committee that this Condition be removed from the licence.</p>

ANNEX 1

<p>for calling the Police, Fire Brigade, Ambulance or other services in an emergency".</p>		<p>Caravan Facilities <u>Condition 13</u> "Every caravan stationed for occupation on the site shall be provided with its own sink". <u>Condition 14</u> "With the exception of one caravan, every caravan shall be provided with an internal water closet, bath or shower and wash hand basin".</p>	<p>It is recommended to the Committee that this Condition be removed from the licence.</p> <p>It is recommended to the Committee that this Condition be removed from the licence.</p>
<p>Communal Facilities <u>Condition 15</u> "A communal toilet block shall be provided, with adequate supplies of water on at least the following scales-</p> <p>Men 3 water closets and 3 urinals; 3 wash basins; 2 showers or baths (each with hot and cold water).</p> <p>Women 6 water closets; 3 wash basins; 2 showers or baths (each with hot and cold water).</p> <p><u>Condition 16</u> "Laundry facilities shall be provided in a separate room, and shall include not less than 2 deep sinks each with running hot and cold water and one automatic washing machine.</p>	<p>N/A</p> <p>N/A</p> <p>N/A</p>	<p>It is recommended to the Committee that this Condition be removed from the licence.</p> <p>It is recommended to the Committee that this Condition be removed from the licence.</p>	
<p>Recreational Space</p>	<p>14. Communal recreation space</p>	<p>ANNEX 1</p> <p>It is recommended to the Committee that this Condition be removed from the licence.</p>	

<p><u>Condition 21</u> "Space equivalent to about one-tenth of the total area shall be allocated for children's games and other recreational purposes".</p>	<p>Model Standards 2008- Explanatory notes for recreational spaces (76,77 and 78).</p>	<p>Condition 21 be replaced with the following Condition "The area known as the Woodland Walk, leased to Lamaleach Park Estates by BAE Systems. Shall be used for recreational purposes, as detailed in plan 13W0001/027. plan</p>
<p><u>Previous licence</u> <u>Condition 25</u> "The site licence referenced No. 4073 dated 2nd day of August 1972, is hereby cancelled".</p>	<p>N/A</p>	<p>Also, it is recommended that Condition be replaced with the following or similar content "The site licence reference No. FBC 5/80/1065, dated 14th January 1982, is hereby cancelled".</p>
<p>Model Standards 2008 for Residential Sites</p>	<p>N/A</p>	<p>It is recommended that the existing licence and its conditions be updated to reflect the 2008 Model Standards for Residential Sites.</p>

Model Standards 2008 for Residential Sites

Roads

2. Density, Spacing and Parking Between Caravans

2(ii) No caravan shall be stationed within 2 metres of any road or communal car park within the site or more than 50 metres from such a road within the site.

3. Roads, Gateways and Overhead Cables

3(i) Roads shall be designed to provide adequate access for emergency vehicles and routes within the site for such vehicles must be kept clear of obstruction at all times.

3(ii) New roads shall be constructed and laid of suitable bitumen macadam or concrete with a suitable compacted base.

Regulatory Reform (Fire Safety) Order 2005

17. Requirement to Comply with Regulatory Reform (Fire Safety) Order 2005

The site owner shall make available the latest version of the fire risk assessment carried out under the Regulatory Reform (Fire Safety) Order 2005 for inspection by residents and when demanded, a copy of the risk assessment shall be made available to the local authority.

Recreational Space

14. Communal recreational space

On sites where it is practical to do so, suitable space equivalent to about one tenth of the total area of the site shall be allocated for recreational purposes, unless in the local authority's opinion there are adequate recreational facilities within close proximity to the site.

Model Standards 2008 Explanatory not, recreational spaces-

76. This standard should only be applied if the local authority is satisfied that it is both practical to provide recreational space on the site and there is insufficient recreational space off the site in the near locality.

77. It will only be practicable to provide such a space on the site if there is sufficient open space which is available and it is possible to safely use that space for recreation. The standard requires the local authority to consider the need for recreational space; it does not require to consider the need recreational facilities, although the local authority may consider that need as part of a licence condition. The larger the site the more recreation space or spaces may be needed. On smaller sites there may be no need for space at all. In deciding whether it is practical to provide the space the authority should also consider the site layout, the availability of other amenities on the site (e.g. within the pitch), the availability of other amenities on the site (e.g. club houses) and the age and number of the residents on the site.

78. On site recreational space may be considered unnecessary if there is sufficient suitable space available off site within close (walking) distance of it. The space must, however be freely accessible by the public, such as a municipal park, commons land, and greens or any part of the countryside to which the public have a right to walk.

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file ANNEX 2 - original post

BAE SYSTEMS

and returned -
28/8/13

Our Ref: 20870_LJM_2013_IIS_Lamaleach_Caravan_Park_Licence

26 August 2013

Mr P Lancaster
Lamaleach Park Estates
Lamaleach Drive
Freckleton
Preston
Lancs
PR4 1DT

Dear Mr Lancaster

Amendment to Licence Agreement between Lamaleach Caravan Park and BAE Systems (Operations) Ltd dated 1997

In accordance with clause 1.3 within the above Agreement, I write to confirm that Lamaleach Caravan Park now use the BAE Systems owned land between your southern title boundary (centre of pool stream) and our security fence. As such, all current plans attached to the Agreement are now superseded by the enclosed document, drawing ref 13W0001/027 Issue 0.

All other terms and conditions remain unchanged.

Please confirm your agreement to the amendment by signing below, copy to be returned to:

Tim Butcher
MAI Property Team Leader
Warton Aerodrome 370G
Preston
PR4 1AX.

Signed P Lancaster
Print PAUL LANCASTER
For and behalf of LAMALEACH PARK ESTATES
Date 28/8/13

Yours sincerely,
for and on behalf of
BAE SYSTEMS (Operations) Ltd



Paul Davies
Accommodation Team Manager
Estates, Infrastructure and Site Services

LEGEND

- BAE SYSTEMS PROPERTY BOUNDARY LINE
- - - - BAE SYSTEMS SECURITY FENCELINE
- ▨ BAE SYSTEMS LAND TO BE LICENSED TO MR PAUL LANCASTER



THIS IS A CONTROLLED DOCUMENT & HAS BEEN ISSUED TO:

NAME:
COMPANY:

NO PART OF THIS DRAWING MAY BE COPIED OR REPRODUCED OR ANY INFORMATION CONTAINED ON THIS DRAWING GIVEN TO A THIRD PARTY WITHOUT THE PRIOR WRITTEN PERMISSION OF:

INVESTMENT & INFRASTRUCTURE SERVICES
BAE SYSTEMS LTD.

THIS DRAWING CONTAINS INFORMATION HELD ON THE INVESTMENT & INFRASTRUCTURE SERVICES CAD SYSTEM AT THE DATE OF ISSUE ONLY

SIGNED - DATE -

Investment & Infrastructure Services

BAE SYSTEMS plc
WARTON AERODROME
PRESTON
LANCASHIRE
PR4 1AX
Tel: 01772 8 58293

BAE SYSTEMS

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- Warton Site -

Project Description
13W0001 - MISCELLANEOUS PROJECTS

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Created: 05/07/13
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P CUMBERBIRCH

Title
AREA OF BAE LAND TO BE LICENSED
TO MR PAUL LANCASTER

Project No. 13W0001/027 Issue 0