



## DECISION ITEM

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

### 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 1<sup>st</sup> March and 9<sup>th</sup> January in each year. Between 10<sup>th</sup> 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 10<sup>th</sup> January – 28<sup>th</sup> February (existing closure period) to 15<sup>th</sup> December – 6<sup>th</sup> 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 ( <b>Value for Money</b> )	
Delivering the services that customers expect of an excellent council ( <b>Clean and Green</b> )	
Working with all partners ( <b>Vibrant Economy</b> )	√
To make sure Fylde continues to be one of the most desirable places to live ( <b>A Great Place to Live</b> )	
Promoting Fylde as a great destination to visit ( <b>A Great Place to Visit</b> )	√

## 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 24<sup>th</sup> July 2020 (Appendix 2) to remove condition 25 from the site licence issued on 1<sup>st</sup> March 2006 which states

*“The site shall only be used as a touring caravan site between the period 1<sup>st</sup> March and 9<sup>th</sup> January in each year. Between 10<sup>th</sup> 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 <sup>st</sup> August 2020

BACKGROUND PAPERS		
Name of document	Date	Where available for inspection
Newton Hall Village	1 <sup>st</sup> August 2020	<a href="#">Newton hall Touring application</a>

#### 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 6<sup>th</sup> 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

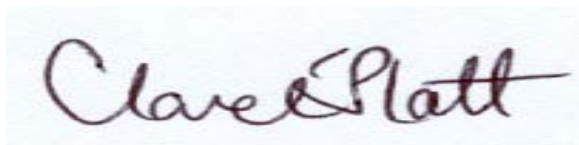
20. A sign indicating the name of the site should be displayed at the site entrance.
21. Notices should be displayed prominently on the site indicating the action to be taken in the event of an emergency and show where the Police, Fire Brigade, Ambulance and Local Doctors can be contacted and the location 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 1<sup>st</sup> March and 9<sup>th</sup> January in each year. Between the 10<sup>th</sup> 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". The signature is written in a cursive style with a large initial 'C' and 'P'.

C. Platt...

Business Unit Manager Consumer Wellbeing and Protection

Dated 1<sup>st</sup> 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 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 <sup>st</sup> March and 9 <sup>th</sup> 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  
Other (Please give details) ☐ ..... Units } *as existing*

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 9<sup>th</sup> March 1960 ☐  
On 29<sup>th</sup> March 1960 ☐  
At any other time since 9<sup>th</sup> 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	
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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](mailto: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.

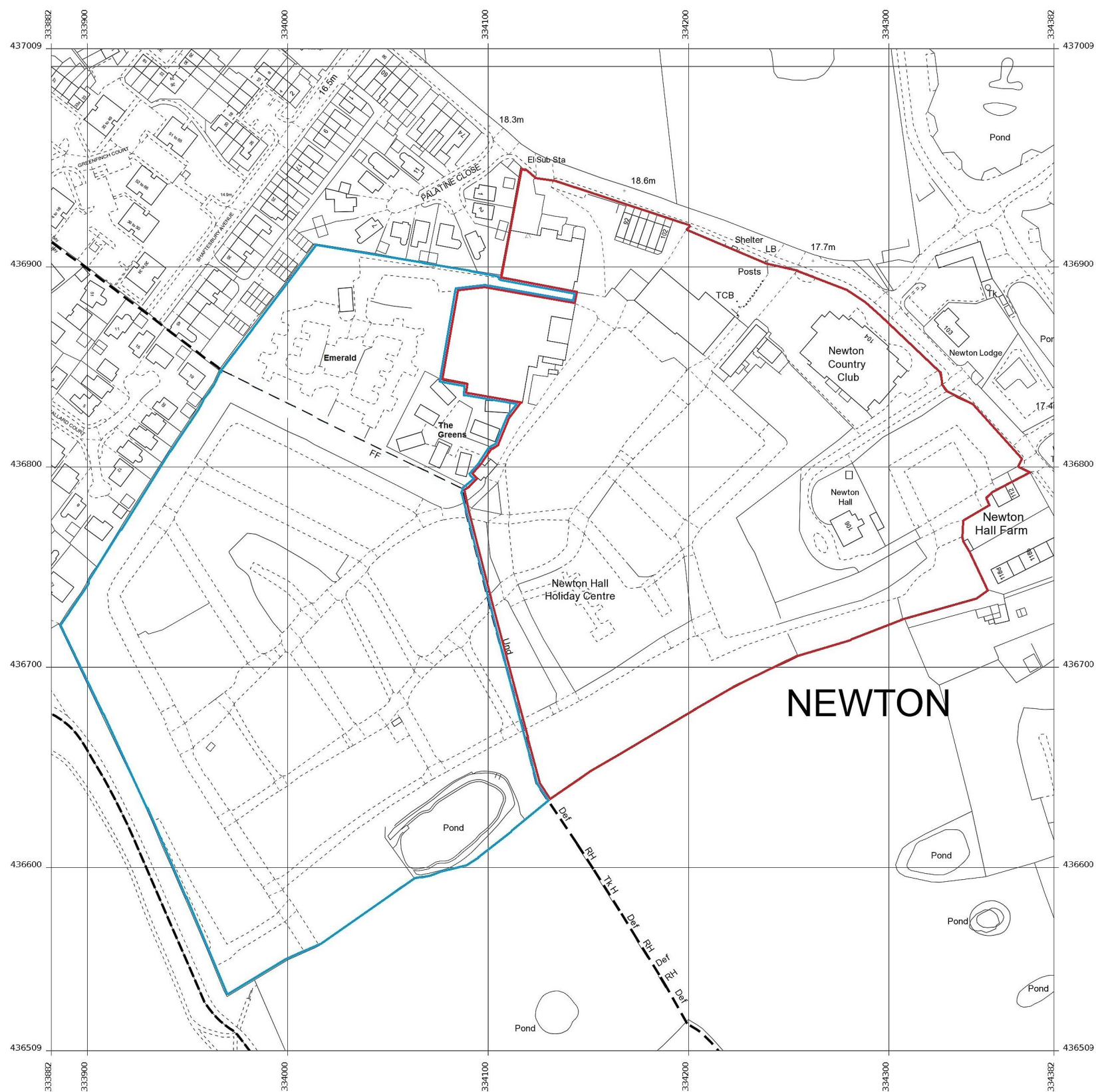
**SAVE THAT** in circumstances **where an enforcement notice has been served** for the same or very similar development, the time limit to lodge an appeal (in all cases) is:

- 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).

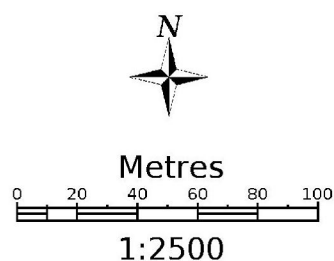
Appeals must be made directly to the Planning Inspectorate and can be dealt with by exchange of written statements or heard before an Inspector at an Informal Hearing or at a Public Inquiry. Further information regarding the appeals process (including application forms) can be obtained from the Planning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



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

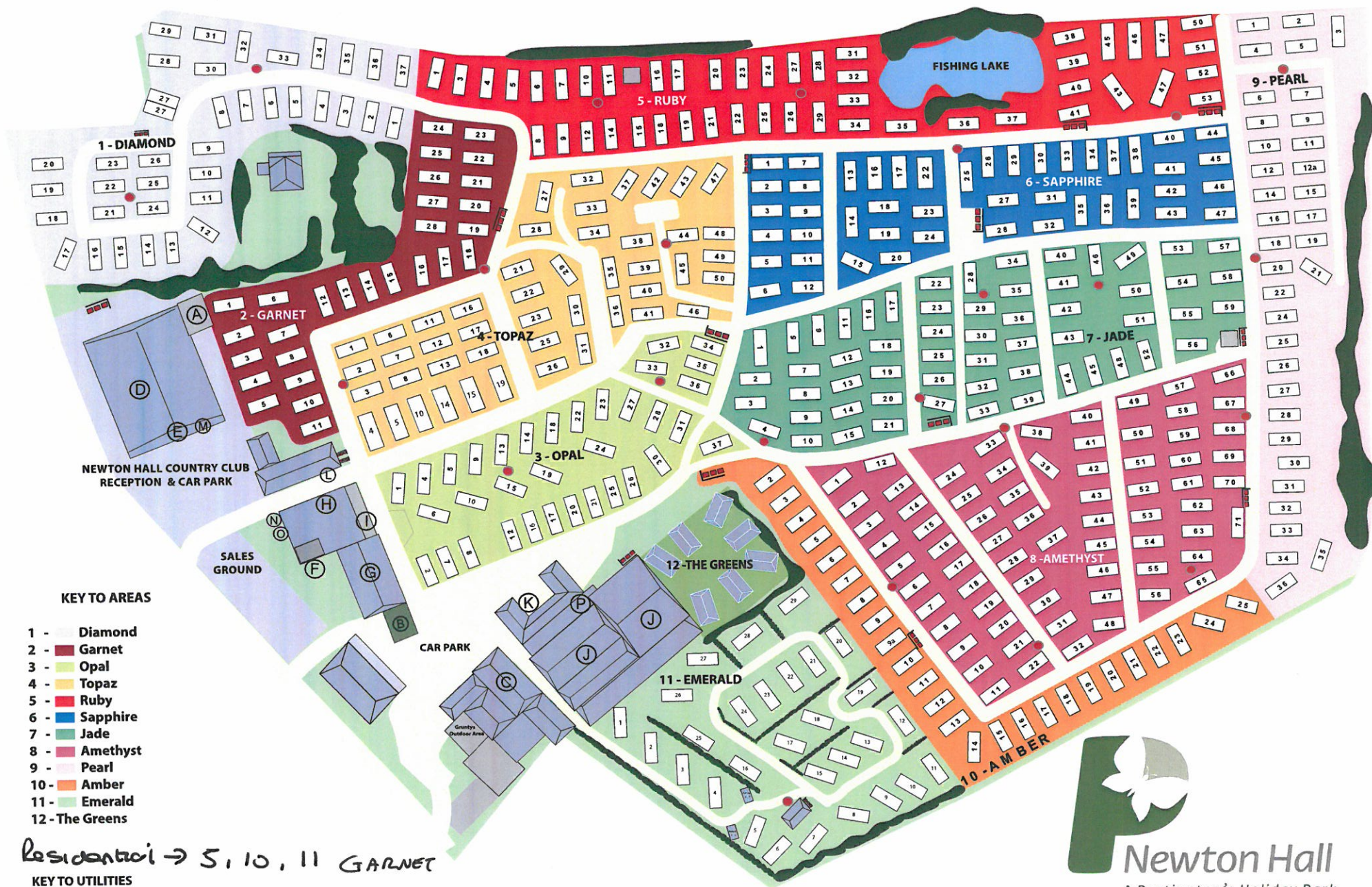


The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.



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





**Newton Hall**

A Partington's Holiday Park

Staining Road, Staining Near Blackpool, FY3 0AX

**Park Tel:** 01253 882512

**Park Fax:** 01253 893101

**Customer Service Centre Tel:** 01253 879911

**Email:** newtonhall@partingtons.com

**Web:** www.partingtons.com

**Free Wi-Fi**

Ask at Park Reception for details

**Emerald- Our New Development  
with 10 1/2 Month Season!**

Ask at Park Reception for details