

## DECISION ITEM

REPORT OF	MEETING	DATE	ITEM NO
RESOURCES DIRECTORATE	PUBLIC PROTECTION COMMITTEE	18 NOVEMBER 2020	8
<b>CARAVAN SITE LICENSING – FYLDE TROUT FISHERY - STANLEY VILLA FARM 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 condition 1 of the touring site licence to increase the number of Camping Pods from 21 to 24 and also to amend condition 3 to allow all year round occupation of the camping pods on site.

### RECOMMENDATION

That the Committee considers approving a request to amend condition 1 of the site licence which currently states –

*The total number of camping pods stationed on the site at any one time shall be such as to enable compliance with the requirements of this schedule to be maintained and in any shall not exceed 21 (Twenty one).*

to

*The total number of camping pods stationed on the site at any one time shall be such as to enable compliance with the requirements of this schedule to be maintained and in any shall not exceed 24 (Twenty four).*

And to consider a request to amend condition 3 of the site licence which currently states

*Camping pods shall be used solely for human habitation and no pod shall be occupied between 1<sup>st</sup> January and 15<sup>th</sup> February in any one year.*

to

*Camping pods shall be used solely for human habitation between 1<sup>st</sup> January to 31<sup>st</sup> December in any one year.*

### SUMMARY OF PREVIOUS DECISIONS

Planning application 17/0572/ Appeal ref APP/M2325/C/18/3199156 – retrospective application for the change of use of the land for camping and siting of 25 camping pods for either holiday use or use associated with the existing fishery, the general use of the facilities building to support the fishing and holiday uses, and the use of ancillary facilities on site (car parking areas, office building, toilet) to support the fishing and holiday uses.

CORPORATE PRIORITIES	
Economy – To create a vibrant and healthy economy	✓
Environment – To deliver services customers expect	
Efficiency – By spending money in the most efficient way	
Tourism – To create a great place to live and visit	✓

## REPORT

1. Stanley Villa Farm – Fylde Trout Fishery currently benefits from a Touring caravan site licence allowing for 21 camping pods to be stationed on the site between 16<sup>th</sup> February and 1<sup>st</sup> January every year. (Appendix 1).
2. An application was received on 31st July 2020 (Appendix 2) to amend condition 1 of the site licence issued on 3<sup>rd</sup> March 2014 which states –

*The total number of camping pods stationed on the site at any one time shall be such as to enable compliance with the requirements of this schedule to be maintained and in any shall not exceed 21 (Twenty one).*

to

*The total number of camping pods stationed on the site at any one time shall be such as to enable compliance with the requirements of this schedule to be maintained and in any shall not exceed 24 (Twenty four).*

And to consider a request to amend condition 3 of the site licence which currently states

*Camping pods shall be used solely for human habitation and no pod shall be occupied between 1<sup>st</sup> January and 15<sup>th</sup> February in any one year.*

to

*Camping pods shall be used solely for human habitation between 1<sup>st</sup> January to 31<sup>st</sup> December in any one year.*

3. Fylde Council Planning Department have been consulted and have confirmed that that site has permission for all year round use (appendix 3)
4. Lancashire Fire and Rescue Services have been consulted on this application and have not expressed any concerns.

## 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	15 <sup>th</sup> October 2020

## BACKGROUND PAPERS

Name of document	Date	Where available for inspection
Fylde trout Fishery (Stanley Villa)	15 <sup>th</sup> October 2020	<a href="#">Fylde Trout fishery variation July 2020</a>

Attached documents

Appendix 1 - Existing site licence

Appendix 2 - Application to vary site licence

Appendix 3 - Planning Approval

Appendix 4 – Site layout plan



## Caravan Sites and Control of Development Act 1960

### Section 3

#### Touring Caravan Site Licence Fylde Trout Fishery Caravan Park

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

#### TAKE NOTICE THAT WHEREAS

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

You are entitled to the benefit of planning permission 12/0247 for the use of the Land as a caravan site under the Town and Country Planning Acts, 1962 to 1990, otherwise than by a Development Order.

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

This Licence cancels all previous licences.

#### The Schedule

1. The total number of camping pods stationed on the site at any one time shall be such as to enable compliance with the requirements of this schedule to be maintained and in any case shall not exceed 21 (twenty-one). Their siting shall be limited to the area coloured yellow on the Plan.
2. The pods within the area edged yellow on the location plan submitted with the application shall be occupied for holiday purposes only and not as a person's permanent, sole or main place of residence.
3. Camping pods shall be used solely for human habitation and no pod shall be occupied between 1<sup>st</sup> January and 15<sup>th</sup> February in any one year.

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

### **Density**

5. Site density should not exceed 75 units (caravan or motor caravans) per hectare (30 units per acre) calculated on the basis of the usable area rather than the total site area (ie. excluding crags, lakes, roads, communal services etc.) provided that, where tent camping is also permitted, the maximum number of units stationed on the site at any one time should be reduced by the number of pitches occupied by main tents stationed for human habitation.
6. Where the number of units on the site is to be limited by condition, it may be appropriate to prescribe maximum by references to specified periods so as to permit up to 10 more units during such peak holiday periods as may be agreed between the site licensing authority and the licence holder without the provision of additional facilities, provided that:
  - (i) the provisions of paragraph 6 above are complied with, and
  - (ii) the standards relating to spacing, as set out in paragraph 8-9 below, are complied with.

### **Spacing**

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

### **Drinking Water Supply and Waste Water Disposal**

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

### **Toilets: WCs and Chemical Closets**

12. The scale of provision should be 1 WC and 1 urinal for men and 2 WC's for women per 30 pitches and their location should be to the satisfaction of the Licensing

Authority. The pro rata scale can be reduced where sites have over 120 pitches (see also paragraph 9 below). Toilets may not be justified where sites have less than 10 pitches, but on sites with between 10 and 30 pitches at least one WC and 1 urinal for men and 2 WC's for women should be provided.

13. Where the provision of WC's is not feasible or justified, entry should be confined to units with their own toilets or chemical closets should be provided.

#### **Disposal Point of Chemical Closets**

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

#### **Washing Points**

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

#### **Hot Water: Showers**

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

#### **Disabled Persons**

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

#### **Electrical Installations**

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

#### **Refuse Disposal**

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

## Fire Precautions

20. Where fire extinguishers are provided no unit should be further than 90 metres from a fire point. At each fire point there should be two water (gas expelled) extinguishers each of 10 litres capacity and complying with British Standard 5423:1980, together with a means of raising the alarm in the event of fire (e.g. a manually operated sounder, gong, or hand operated siren) All fire fighting equipment susceptible to damage by frost should be suitably protected.
21. Where standpipes are provided rather than fire extinguishers no unit should be further than 30 metres from a fire point. There must be a water supply of sufficient pressure and flow to project a jet of water approximately 5 metres from the nozzle, together with a reel of small diameter hose of not less than 30 metres in length, having means of connection to a water standpipes (preferably a screw thread connection) and terminating in a small hand control nozzle. Hoses should be housed in a box painted red and marked "Hose Reel".
22. The fire points should be clearly marked and easily accessible. All fire-fighting equipment should be maintained in working order and kept available for use and for inspection by the Licensing Authority.
23. Each fire point should exhibit a conspicuous notice indicating the action to be taken in case of fire and the location of the nearest telephone. The notice should include the following:-

"On discovering a fire:

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

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

## Liquefied Petroleum Gas

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

## Site Notices

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

28. At sites with overhead electric lines, warning notices should be displayed on the supports for the lines and at the site entrance. Where appropriate, these should warn against the danger of contact between the lines and the masts of yachts or dinghies.
29. A copy of the site licence with its conditions should be displayed prominently on the site.

**Screening, Site Road, Etc.**

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

Dated                      day of March 2014

.....  
T. Morrison

Director of Resources.

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

### 1. Brief Site Details

Name of Site: Stanley Villa Farm Fishing & Camping	
Postal address of Site: Back Lane, Greenhalgh, Preston	
Post Code: PR4 3HN	Phone: 01253 804588 Fax: e-Mail: hello@campingbugs.co.uk

### 2. Applicants Details

Name: Alex Young	
Postal address of Applicant (If different from above):  Townend Cottage, Greenhalgh Lane, Greenhalgh, Preston	
Post Code: PR4 3HL	Phone: 07890 715283 Mobile: e-Mail: hello@campingbugs.co.uk

### 3. Is the applicant the:

Freeholder	<input 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:  
 Leaseholder – Family Owned Site.



## 4. Existing Licence Conditions:

<b>Type of unit</b>	<b>Please Tick as appropriate</b>	<b>Number</b>
Permanent residential	<input type="checkbox"/>	..... Caravans
<b>Static Holiday</b>	<input type="checkbox"/>	21 Camping Pods
Holiday Chalets	<input type="checkbox"/>	..... Chalets
Touring Holiday	<input type="checkbox"/>	..... Units
Opening Season:		
Static Sites	<input type="checkbox"/>	..... to .....
<b>Touring Sites</b>	<input type="checkbox"/>	...15 <sup>th</sup> Feb... to 31 <sup>st</sup> December

## 5. Proposed Application to alter Licence Condition:

<b>Type of unit</b>	<b>Please Tick as appropriate</b>	<b>Number</b>
Permanent residential	<input type="checkbox"/>	..... Caravans
<b>Static Holiday</b>	<input type="checkbox"/>	.....24 Pods
Holiday Chalets	<input type="checkbox"/>	..... Chalets
Touring Holiday	<input type="checkbox"/>	..... Units
Opening Season:		
Static Sites	<input type="checkbox"/>	..... to .....
<b>Touring Sites</b>	<input type="checkbox"/>	1 <sup>st</sup> Jan to 31 <sup>st</sup> December

## 6. Does the site have planning permission?

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

If yes, please give relevant permissions and references:

17/0572

Appeal Ref: APP/M2325/C/18/3199156

Planning Department confirmed in writing it's fine to open year round.

## 7. How is drinking water provided?

Mains supply to unit ☐ Mains Water supplied to facilities building

Standpipes ☐ .....2..... Units

8. How are toilets and wash hand basins provided?

Communal toilet blocks ☐ .....9..... Units

Units have their own facilities ☐ .....no - shared... Units

9. How are showers provided?

Communal shower blocks ☐ .....7..... Units

Units have their own showers ☐ .....shared..... Units

10. Type of foul drainage?

Mains drainage ☐ ..... Units

Cesspool or cesspit ☐ .....1..... Units

11. 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. ☐ .....4..... Units

Other (Please give details) ☐ ..... Units

No waste water disposal ☐ ..... Units

12. How is surface water drainage provided?

Land drains

13. How is refuse stored on the site?

Individual bins at each unit ☐ ..... Units

Communal wheeled bins or skips ☐ .....6 x 1100 L... Units

Communal bin store ☐ ..... Units

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

Yes ☐

No ☐

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

Yes ☐

No ☐

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

Yes ☐

No ☐

17. 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:

Opened June 2012

18. Address for correspondence:

Caravan site ☐

Applicants address ☐

Other (please state below) ☐

Name:

Address:

Post Code:

Phone:

Mobile:

e-Mail:

Signed: ...*Alex Young*..... Dated: .....31/07/2020.....

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.

Fylde Borough Council is the data controller. You can contact us by email at [listening@fylde.gov.uk](mailto:listening@fylde.gov.uk), by phone on 01253 658658, or at the Town Hall, St Annes Road West, Lytham St Annes FY8 1LW or see our website at <http://www4.fylde.gov.uk/licensing-privacy-notice.pdf> . Our Data Protection Officer can be contacted at the same address, or at [dpo@fylde.gov.uk](mailto:dpo@fylde.gov.uk) or on 01253 658506

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**From:** Chris Hambly  
**Sent:** 05 November 2020 11:42  
**To:** Chris Hambly  
**Subject:** FW: Pods Stanley Villa - 20/0439

**From:** Alex Young <[hello@campingbugs.co.uk](mailto:hello@campingbugs.co.uk)>  
**Sent:** 30 July 2020 18:04  
**To:** Phil Dent <[phil.dent@fylde.gov.uk](mailto:phil.dent@fylde.gov.uk)>  
**Subject:** Fwd: Pods Stanley Villa - 20/0439

Hi Phil,

I hope you're well.

As per Ruth's email below - Planning is fine with the year round opening.

Is the next step to fill in the forms and email them back to you?

Many thanks,  
Alex

----- Forwarded message -----

From: **Ruth Thow** <[ruth.thow@fylde.gov.uk](mailto:ruth.thow@fylde.gov.uk)>  
Date: Tue, Jul 28, 2020 at 3:46 PM  
Subject: RE: Pods Stanley Villa - 20/0439  
To: Alex Young <[hello@campingbugs.co.uk](mailto:hello@campingbugs.co.uk)>

Hi Alex

Thanks for your email, and the time taken to show me around the site (and preventing me from falling off the fence!).

There are no planning conditions requiring a shut down period, the site has planning permission to open year round.

I had a conversation with Fiona this morning and I reiterated my comments to her that I mentioned to you about the layout of the car park and I've asked her to supply a plan which sets out how the car park is to be formalised.

The application is one which will have to be determined by committee, as the previous application was a committee decision and this current application is proposed as a variation to that decision Members will have to determine the current application.

I hope this information assists.

Regards

**From:** Alex Young <[hello@campingbugs.co.uk](mailto:hello@campingbugs.co.uk)>  
**Sent:** 27 July 2020 16:35  
**To:** Ruth Thow <[ruth.thow@fylde.gov.uk](mailto:ruth.thow@fylde.gov.uk)>  
**Subject:** Fwd: Pods

Hi Ruth,

Lovely to see you last week and thanks for taking the time to visit our site.

I've been speaking with Phil Dent about extending our site licence to extend our season to stay open in Jan and the first half of Feb.

Phil has mentioned (in the email below), that it relies on having the correct planning permission and to enquire this with the planning department first.

Is this something we could do?

Even if it is just for this season (to help us catch back up with losses from being closed).

Also - do you have any updates on the Bell Tent permission - and - if like you mentioned it could possibly avoid going to a planning committee?

Many thanks again,

Alex

----- Forwarded message -----

From: **Phil Dent** <[phil.dent@fylde.gov.uk](mailto:phil.dent@fylde.gov.uk)>

Date: Mon, Jul 27, 2020 at 1:17 PM

Subject: RE: Pods

To: Alex Young <[hello@campingbugs.co.uk](mailto:hello@campingbugs.co.uk)>

Hi Alex,

I have attached an application form to vary your licence to extend the season – however one of the conditions relies on having the correct planning permission in place -so you are best enquiring with them first. This form can also be used to vary the pod numbers on the licence.

Other than that it was just to increase signage or visuals to prevent children playing on the bunds or going near the lake.

Thanks

Phil

**From:** Alex Young <[hello@campingbugs.co.uk](mailto:hello@campingbugs.co.uk)>

**Sent:** 27 July 2020 09:14

**To:** Phil Dent <[phil.dent@fylde.gov.uk](mailto:phil.dent@fylde.gov.uk)>

**Subject:** Pods

Hi Phil,

Thanks for your site visit last week.

It was nice to see you and catch up as well as meeting your colleague.

Are there any actions that I need to follow up on please?

e.g. - I think our current licence only says 21 Pods - where we now have 24.

Micky was waiting for us to get the new planning permission in place (which we won on appeal last year) before we updated it.

Also - as mentioned - to help us claw back on losses - would it be possible to extend our season this year to stay open in Jan / Feb?

How would I do this?

Thanks again,

Alex

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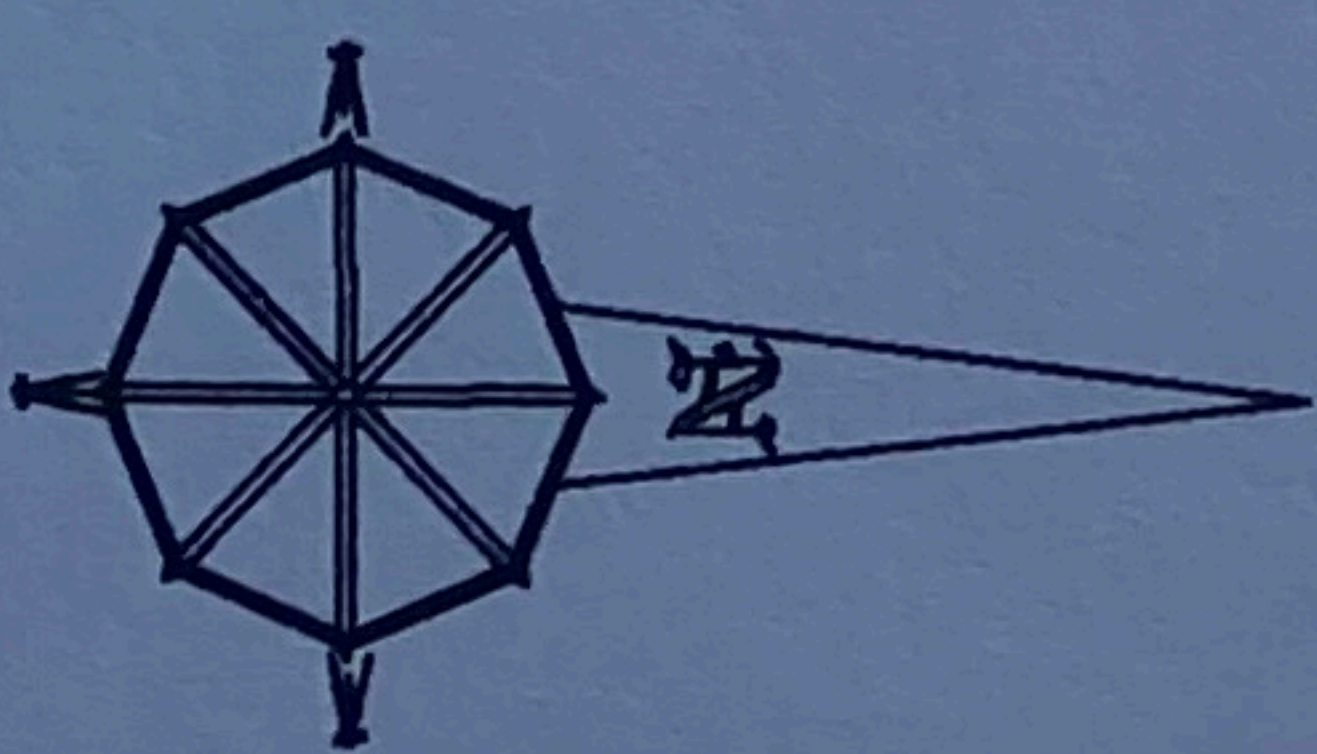


Stanley Villa Farm Fishing & Camping

Back Lane, Greenhalgh,



Notes:  
All work is to be carried out to the latest current British standards  
Codes of Practice and recognised working practices.  
All work and materials should comply with Health and Safety  
legislation.  
All dimensions are in millimetres where explicitly shown otherwise.  
The contractor should check and certify all dimensions as work  
proceeds and notify the architect of any discrepancies.  
Do not scale off the drawings, if in doubt ask.



Amendment A - 13.07.2017: Path added from parking  
area to lake and path added to perimeter of lake.



GARY HOERLY ASSOCIATES  
Gary Hoerly Associates Chartered Surveyors  
Suite 9 - Grindleton Business Centre  
The Spinney  
Grindleton  
Clitheroe  
Lancashire BB7 4DH  
T: 01200 449700  
Email: info@ghaonline.co.uk

Project:  
Fylde Trout Fishery  
Back Lane  
Weeton  
Preston

Title: Site Plan	
Drawing No: You708/2178/01	Drawn: PF
Client: Mr. A. Young	
Date: June 2017	Scale: 1:1250 @ A3
Amendments:	A

