

DECISION ITEM

REPORT OF	MEETING	DATE	ITEM NO
RESOURCES DIRECTORATE	PUBLIC PROTECTION COMMITTEE	13 MARCH 2019	4
CARAVAN SITE LICENSING- MEADFOOT CARAVAN SITE			

PUBLIC ITEM

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

SUMMARY

An application has been received to vary conditions on the Caravan Site Licence dated 12th January 2007 in respect of Meadfoot Caravan Site.

RECOMMENDATION

- To consider approval to amend condition 2 of the site licence from
“Every caravan shall not be less than six metres from any other caravan in a separate occupation, and not less than 3 metres from a carriageway.”
 To
*“Every caravan shall not be less than six metres from any other caravan in a separate occupation, and not less than **2 metres** from a carriageway.”*
- To consider approval to amend condition 26 of the site licence from
“Caravans shall not be stationed on the site for the purposes of human habitation except for the period from 1st March to 31st October in any year”
 To
*“Caravans shall not be stationed on the site for the purposes of human habitation except for the period from **1st March to 29th February** in any year”*

SUMMARY OF PREVIOUS DECISIONS

9th January 2007 – Public Protection Committee resolved to impose the condition 3 on to the site licence.

Application received 22nd November 2018 to transfer the site licence for Meadfoot Caravan Site from Marian Garner to Hanley Parks Ltd. This application was approved at officer level on 12th February 2019

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. An application was received on 22nd November 2018 from the site operator Hanley Parks Ltd of Meadfoot Caravan Site, Cartford Lane, Little Ecclestone, PR3 0YP.
2. The application is to amend condition 2 of the site licence issued on 12th January 2007. Condition 2 of the site licence states:

“Every caravan shall not be less than six metres from any other caravan in a separate occupation, and not less than 3 metres from a carriageway.”

The applicants are seeking to amend this to

“Every caravan shall not be less than six metres from any other caravan in a separate occupation, and not less than 2 metres from a carriageway.”

3. The applicant is also seeking to amend condition 26 on the licence in order to allow all year round holiday use. Condition 26 of the licence states:

“Caravans shall not be stationed on the site for the purposes of human habitation except for the period from 1st March to 31st October in any year”

The applicants are seeking to amend this to

“Caravans shall not be stationed on the site for the purposes of human habitation except for the period from 1st March to 29th February in any year”

4. The Councils Planning Department have been consulted and their response was

“The original planning permission for the caravan site (reference 3/7/2469) does not include any conditions requiring a shutdown period or otherwise restricting the occupation of the caravans at certain times of the year. Therefore, the proposed variation to the site license would not result in any conflicts with the extant planning permission and no application to vary the current permission would be required.”

Planning permission reference 3/7/2469 was granted on 10th March 1961.

5. Lancashire Fire and Rescue Services have been consulted on this application and their response was

“The only issues I would have would be that access for the fire service is maintained in line with Table 20 Approved Document B VOL 2 2013 page 111 and the distances between the caravans is suitable”

A copy of this is detailed in Appendix 3

6. The applicant’s representatives were emailed on 25th February 2019 with the Fire Service comments. This email also included the following proposed conditions to prevent caravan’s becoming permanent residences.

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

No response has been received before the publication of the agenda papers.

IMPLICATIONS	
Finance	There are no financial implications arising directly from this report.
Legal	Section 8 of the Caravan Sites and Control of Development Act 1960 allows the licensing authority to alter the conditions of an existing licence, including by adding conditions, but before exercising their powers the authority must give to the licence holder an opportunity of making representations. Conditions imposed on a caravan site licence must relate to the nature of the use of the land as a caravan park. Conditions attached for any other purpose may be beyond the powers given by the act.
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
Andy Hough	andy.hough@fylde.gov.uk	22 February 2019

Attached documents

Appendix 1 – Application received to amend conditions on site licence issued on 12th January 2007

Appendix 2 – Meadfoot Caravan Site, holiday caravan site licence issued on 12th January 2007

Appendix 3 – Table 20 Approved Document B VOL 2 2013 page 111

Appendix 4 – Email to applicants representatives with Fire Service comments and proposed additional conditions