

DECISION ITEM

REPORT OF	MEETING	DATE	ITEM NO
RESOURCES DIRECTORATE	PUBLIC PROTECTION COMMITTEE	7 th JULY 2021	5
CARAVAN SITE LICENSING – PIPERS HEIGHT CARAVAN PARK HOLIDAY CARAVAN SITE LICENCE			

PUBLIC ITEM

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

SUMMARY

An application has been received from the site owner to amend the holiday caravan site licence to increase the number of static holiday caravan pitches from 28 to 143 pitches and remove the closure period.

RECOMMENDATION

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

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 twenty-eight.

To

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 one hundred and forty three (143).

2. That the Committee considers a request to amend condition 23 of the holiday site licence which currently states –

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

To

Caravans shall be used solely for human habitation as static holiday caravans between 1st January and 31st December each year.

SUMMARY OF PREVIOUS DECISIONS

Planning Permission 17/0009 dated 09/09/20 – Change of use of land to form visitor recreation area with footpaths and landscaping areas

Planning Permission 13/0362 dated 12/08/2013 – Change of use of land from holiday caravan site with closure period to holiday caravan site open 12 months of year

Planning Permission 12/0214 dated 27/02/2013 – Change of use of land to extend caravan park to allow siting of 27 additional holiday caravans

Planning Permission 01/0297 dated 15/08/2001 – Change of use of part of site from touring caravans to static caravans – No specified numbers

Planning Permission 00/0699 dated 03/01/2001 – Change of use of part of site from touring caravans to the stationing of static caravans - No specified numbers

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. Piper’s Height Caravan Park, Peel Road, Blackpool benefits from a holiday caravan site licence allowing for 28 holiday caravans to be stationed on the site (Appendix 1a) and a touring site licence allowing for 136 touring caravans to be stationed on site (appendix 1b) .

2. An application was received on 8th February 2021 (Appendix 2) to amend condition 1 of the holiday site licence issued on 15th June 1994 which states:

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 twenty-eight

To

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 one hundred and forty three (143)

And to amend condition 23 of the same licence which states –

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

To

Caravans shall be used solely for human habitation between 1st January and 31st December each year

3. The application indicates that all touring plots are to be replaced by holiday static plots. There is no provision in the Caravan Sites and Control of Development Act 1960 to surrender a site licence, so the touring site licence will remain in place but will be unused.

4. The council has granted permission for the site to be used all year round under planning consent ref 13/0362 and planning officers have confirmed that they have no objections to the grant of the variation application (Appendix 3a). Previous planning consents have approved the change of use of land previously used for touring caravans to be used for siting holiday static caravans without specifying the number of plots permitted, therefore the amount of plots is conditioned by the spacing requirements on the conditions of the holiday site licence.

5. Lancashire Fire & Rescue Service has been consulted on this application and has not expressed any concerns.

6. An email has been sent to the agent working on behalf of the applicant to ask them to consider agreeing that the following conditions be added to the licence if the variation is approved –

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

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

- a. *The names and current home address of the owner; and*

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

The licence holder must, if requested by the licensing authority, ask the owner of any static holiday 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 agent has provided the following response by email –

Comprehensive conditions preventing residential occupancy of holiday caravans are already contained within the planning permissions for both sites and are not therefore really necessary to duplicate in the Site Licence.

The planning decision notice including conditions can be viewed at appendix 3b and the agents report which accompanied planning application ref 13/0362 at appendix 3c.

7. Following a discussion between the licensing officer and Ian Curtis and Clare Lord of Fylde Council’s legal team, a further email has been sent to the agent working on behalf of the applicant to ask them to consider agreeing that a further condition (number 1a) should be added to the site licence -

The licence dated 15th June 1994 for the stationing of 136 touring caravans on the site shall have no effect when static holiday caravans are stationed on the site in accordance with this licence.

At the time of writing, the agent had not provided a response.

8. The committee is asked to consider whether the application to amend condition 2 should be granted and, if it is, whether the additional conditions set out in paragraphs 5 and 7 should be added to the licence. The site owner can appeal to the magistrates’ court against a refusal to agree to the amendment and against the addition of the new conditions.

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	HYPERLINK mailto:joanne.gallagher@fylde.gov.uk joanne.gallagher@fylde.gov.uk Tel 01253 658609	27 th May 2021

BACKGROUND PAPERS		
Name of document	Date	Where available for inspection
Pipers Height Caravan Park	16 th June 2021	Pipers Height Caravan Park

Attached documents

Appendix 1a - Existing holiday licence

Appendix 1b - Existing touring site licence

Appendix 2 - Application to vary site licence

Appendix 3a - Planning Approval

Appendix 3b - Planning decision notice

Appendix 3c - Justification to planning for all year round use of the site

Appendix 4 - Location Plan

Appendix 5 - Site layout