

DECISION ITEM



REPORT OF	MEETING	DATE	ITEM NO
RESOURCES DIRECTORATE	PUBLIC PROTECTION COMMITTEE	20 JULY 2016	9
CARAVAN LICENSING- THORNFIELD HOLIDAY CAMP			

PUBLIC ITEM

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

SUMMARY

Application is seeking to remove and amend a number of conditions attached to the site licence relating to-

1. To cancel part of condition 25 of the site licence relating to 5 of the caravans being used for residential purposes by employees.
2. Amendment to condition 2 of the site licence to reduce the distances between caravans from 20 feet (6.096 meters) to 5 meters in accordance with the Model Standards for Holiday Caravans 1989 and removal of residential pitches
3. To cancel Condition 16 of the licence concerning provision of communal toilet block.
4. Amendment to Condition 17 concerning laundry facilities.
5. Removal of Condition 15 of the site licence relating to foul drainage.

RECOMMENDATION

1. To consider a number of amendments to the site licence to reduce the distances between holiday caravans
2. To consider removing residential element of the site licence relating to occupancy and use by employees, restricting the site licence for holiday use only.
3. To consider the cancelling of condition 15 concerning foul drainage.
4. To consider amendment to laundry facilities (Condition 17).
5. To consider removal of Condition 16 relating to use of communal toilet block

SUMMARY OF PREVIOUS DECISIONS

There are no previous decisions relating to this matter.

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 application¹ was received on 29th June 2016 from Thornfield Holiday Camp Ltd to remove and amend a number of conditions attached to the original site licence issued on 7th June 1961².
2. Thornfield Holiday Camp Ltd are seeking to remove part of Condition 25 of the site licence which states *"With the exception of five caravans for the use by employees of the licence holders..."*. The reason being that the Company no longer employs employees who occupy the five caravans on a residential basis. Condition 25 goes on to state *"...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. Implicating that the site will not be for residential use but for holiday purposes with a distinct closure period.*
3. *Condition 2 of the site licence states "Every caravan shall not be less than twenty feet from any other caravan in a separate occupation, and not less than ten feet from a carriageway".* The distance of twenty feet arises is based upon the Model Standards at the time of issuing the licence for a mixed site of holiday and residential use. The site owner is seeking for the distances between caravans to be reduced to that of the Model Standards for Holiday Caravans thus bring five meters.
4. The site is connected to the main public sewer for the disposal of foul drainage, therefore the site owner is seeking to cancel Condition 15 of the site licence which states *"Unless provision has already been made, provision shall be made within 12 months from the date thereof for the disposal of all foul drainage from the site by connection to a public sewer or discharge into a properly constructed septic tank, having an outlet satisfactory to the local authority and the Lancashire River Board"*.
5. The site owner is seeking to cancel Condition 16 of the site licence, as all holiday caravans have use of their own toilet, showers and WHB's contained within their own caravan. Although they will continue to provide a *"...family/disabled single shower zone/area as courtesy"*. Condition 16 of the site licence states *"Unless already provided, communal toilet blocks shall be provided within twelve months from the date thereof with adequate supplies of water on at least the following scales-*

<i>Men</i>	<i>5 waterclosets and 5 urinals; 5 wash basins; 4 showers or baths (each with hot and cold water)"</i> .
<i>Women</i>	<i>10 waterclosets; 5 wash basins; 4 showers or baths (each with hot and cold water).</i>
6. The site owner is seeking to amend Condition 17 of the site licence states *"Unless already provided, laundry facilities shall be provided within twelve months from the date thereof in separate room and shall include not less than three deep sinks each with running hot and cold water"*. Thornfield Holiday Camp Ltd are volunteering the following wording in respect of Condition 17 *"Laundry facilities shall be provided in a separate room and have installed a hot/cold washing machine and dryer"*.
7. With respect to Condition 2 of the site licence and distance, Lancashire Fire and Rescue services are to be consulted on the matter.

¹ Site licence application, dated 29/06/2016

² Site licence dated 07/06/1961 (as amended)

IMPLICATIONS	
Finance	There are no matters arising directly from the report.
Legal	There are no matters arising directly from the report.
Community Safety	There are no matters arising directly from the report.
Human Rights and Equalities	There are no matters arising directly from the report.
Sustainability and Environmental Impact	There are no matters arising directly from the report.
Health & Safety and Risk Management	There are no matters arising directly from the report.

LEAD AUTHOR	TEL	DATE	DOC ID
Michael Duck	01253 658620	28 th June 2016	

LIST OF BACKGROUND PAPERS		
Name of document	Date	Where available for inspection
Premises File	28 th June 2016	Top Floor Public Offices

Appendices

1. Site Licence application dated 29/06/2016
2. Site licence dated 07/06/1961 (as amended)