

DECISION ITEM



REPORT OF	MEETING	DATE	ITEM NO
RESOURCES DIRECTORATE	PUBLIC PROTECTION COMMITTEE	20 JULY 2016	8
CARAVAN LICENSING- PEEL HILL FARM			

PUBLIC ITEM

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

SUMMARY

Application is to increase the total number of holiday caravans on site licence from 18 to 49.

Removal of condition relating to the seasonal closure period to holiday caravan site to allow year round holiday use.

RECOMMENDATIONS

1. To consider approval to amend Condition 1 of the site licence, to increase the total number of caravans from 18 to 49.
2. To consider removing part of Condition 23 of the site licence to allow year round holiday use.

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 application was received on 8th March 2016¹ from Peel Hill Farm for Fylde Council to increase the total number of caravans from 18 and to issue a licence for 49 holiday caravans. With the current site licence being issued on 4th November 2004².
2. Condition 1 of the site licence 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 eighteen"*.
3. Change of use was granted in 2011 for *"Use to part of the site used for touring caravans from 33 tourer's to 21 static caravans for holiday use from 1st March-31st October in each year"* [Ref: 11/0403³].
4. In 2006 change of use to relocate 10 circus caravans to within the existing touring area and re-use vacant land for 10 static caravans for holiday use was permitted.
5. The applicant is further seeking to remove part of Condition 23 of the site licence which states *"Caravans shall not be used for the purposes of human habitation except during the period from 1st March to 31st October, in any year"*
6. Change of use was granted [Ref 14/0016⁴] on 07th May 2014 for *"Change of use of land from holiday caravan site with seasonal closure period to holiday caravan site available for year round holiday use"*.

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	1 st July 2016	

LIST OF BACKGROUND PAPERS		
Name of document	Date	Where available for inspection
Premises File	1 st July 2016	Top Floor Public Offices

Appendices

1. Site Licence Application dated 08/03/2016
2. Current site licence issued on 04/11/2004
3. Change of use – ref 11/0403
4. Change of use- ref 14/0016

¹ Site Licence Application- 08/03/2016

² Current site licence dated 4th November 2004.

³ Change of use- ref 11/0403

⁴ Change of use- ref 14/0016