



**Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure)
(England) Order 2010**

Full Planning Permission Granted

Part 1 - Particulars of Application

Application Number: 13/0298

Location: MOSS VIEW, BAMBERS LANE, WESTBY WITH PLUMPTONS,
BLACKPOOL, FY4 5LQ

Description: PROPOSED INCREASE IN NUMBER OF CARAVANS TO PROVIDE AN
ADDITIONAL 8 HOLIDAY TOURING CARAVAN PITCHES AND CHANGE
OF USE OF EXISTING LIVERY PREMISES AND PADDOCK TO FORM
EXTENSION TO CARAVAN PARK TO PROVIDE AN ADDITIONAL 10
STATIC HOLIDAY CARAVAN PITCHES

Part 2 - Particulars of Decision

The Fylde Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that PERMISSION HAS BEEN GRANTED only for the carrying out of development referred to in Part 1 hereof in accordance with the actual development proposal specified on your submitted application form and the relevant plan, a stamped copy of which is returned with this notice, subject to the following conditions(s) and reasons(s):

- 1 The development hereby permitted must be begun not later than the expiration of 3 years commencing upon the date of this permission, and where applicable should be undertaken in strict accordance with the plan(s) comprising all aspects of the approved development accompanying the decision notice.

This standard time limit is required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004, while compliance with approved plans is required to ensure the approved standard of development is achieved.

- 2 The holiday static and holiday touring caravans to be stationed on that part of the site which is the subject of this permission shall be used for holiday purposes only.

To ensure that the approved holiday accommodation is not used for permanent residential occupation which would be contrary to Policies SP2, TREC 6 and TREC 7 of the Fylde Borough Local Plan (As Altered) October 2005, and to minimise the visual impact on the Countryside by limiting the potential duration that a caravan is on site..

- 3 The holiday static and holiday touring caravans stationed on that part of the site the subject of this permission shall not be occupied as a person's sole, or main place of residence.

To ensure that the approved holiday accommodation is not used for permanent residential occupation which would be contrary to Policies SP2, TREC 6 and TREC 7 of the Fylde Borough Local Plan (As Altered) October 2005.

- 4 The owners/operators of the caravan site shall maintain a register of names of all owners/occupiers of individual holiday static and holiday touring caravans, and of their main home addresses, and shall make this information available at all reasonable times to the Local Planning Authority.

To ensure that the approved holiday accommodation is not used for permanent residential occupation which would be contrary to Policies SP2, TREC 6 and TREC 7 of the Fylde Borough Local Plan (As Altered) October 2005.

- 5 Landscaping, including hard surface landscaping shall be carried out and preserved in accordance with a scheme and programme which shall be submitted to and approved by the Local Planning Authority in writing before any development is commenced. Specific details shall include finished levels, means of enclosures, car parking [as applicable] hard surfacing materials, minor artifacts and street furniture, play equipment, refuse receptacles, lighting and services as applicable soft landscape works shall include plans and written specifications noting species, plant size, number and densities and an implementation programme. The scheme and programme shall thereafter be varied only in accordance with proposals submitted to and approved by the Local Planning Authority and such variations shall be deemed to be incorporated in the approved scheme and programme. The approved landscaping scheme shall be implemented in a timetable of planting to be agreed in writing with the Local Planning Authority but which in any event shall be undertaken prior to the first occupation of any of the holiday static or touring caravan pitches hereby approved. The developer shall advise the Local Planning Authority in writing of the date upon which landscaping works commence on site prior to the commencement of those works.

To enhance the quality of the development in the interests of the amenities of the locality.

- 6 The whole of the landscape works, as approved shall be implemented and subsequently maintained for a period of 10 years following the completion of the works. Maintenance shall comprise and include for the replacement of any trees, shrubs or hedges that are removed, dying, being seriously damaged or becoming seriously diseased within the above specified period, which shall be replaced by trees of a similar size and species. The whole of the planted areas shall be kept free of weeds, trees shall be pruned or thinned, at the appropriate times in accordance with current silvicultural practice. All tree stakes, ties, guys, guards and protective fencing shall be maintained in good repair and renewed as necessary. Mulching is required to a minimum layer of 75mm of spent mushroom compost or farm yard manure which should be applied around all tree and shrub planting after the initial watering. Weed growth over the whole of the planted area should be minimised. Any grassed area shall be kept mown to the appropriate height and managed in accordance with the approved scheme and programme.

To ensure a satisfactory standard of development and in the interest of visual amenity in the locality.

- 7 That the extended site area hereby approved shall provide no more than an additional 8 holiday touring caravan pitches and 10 holiday static caravan pitches. These shall be operated as an extension to the existing Moss View Caravan Site with access and management arrangements handled through that site only, and shall be laid out as shown on drawing A 13.2 / 05 Rev A hereby approved.

To define the permission in the interests of clarity, highway safety and the character of the area

- 8 Prior to any of the additional touring caravan pitches hereby approved being brought into use the existing on site communal facilities (WC's and washing facilities) shall be upgraded to meet the minimum requirement of the Model Standards for Touring Caravans 1983.

To ensure an adequate standard of amenity is available for the visitors to the site as required by criteria 8 of Policy TREC 7 of the Fylde Borough Local Plan.

IMPORTANT – PLEASE CAREFULLY READ THE NOTES BELOW AS FAILURE TO COMPLY COULD MAKE THE DEVELOPMENT HEREBY PERMITTED UNAUTHORISED

1) This planning permission is granted in strict accordance with the approved plans. It should be noted however that:

- (a) Any variation from the approved plans following commencement of the development, irrespective of the degree of variation, will constitute unauthorised development and may be liable to enforcement action.
- (b) You, your agent or any other person responsible for implementing this permission should immediately inform the Development Management Section of any proposed variation from the approved plans and ask to be advised as to the best method to resolve the matter. Most proposals for variation to the approved plans will require the submission of a new planning application.

2) This consent is granted subject to conditions and it is the owner and the person responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond.

3) If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development, i.e. a "condition precedent", the following should also be noted:

- (a) If a condition precedent is not complied with, the whole of the development will be unauthorised and you may be liable to enforcement action.

In addition if a condition precedent is breached, the development is unauthorised and the only way to rectify the development is the submission of a new application. If any other type of condition is breached then you will be liable to a breach of condition notice.

SUMMARY OF RELEVANT POLICIES & GUIDANCE

This decision has been made having regard to the guidance provided by the National Planning Policy Framework and the policies contained within the adopted Development Plan which comprises the saved policies of: the Fylde Borough Local Plan and all other relevant planning guidance and in particular policies:

Fylde Borough Local Plan:

SP02 Development in countryside areas

SP08 Expansion of existing business & commercial operations

TREC06 Static Caravans and Chalets

TREC07 Touring Caravan & Camping Sites

Informative notes:

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 186 and 187 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area

Date of Decision: 12/12/2013

Signed:



Mr P. Walker
Director of Development Services
Fylde Borough Council
Town Hall
Lytham St Annes
Lancashire, FY8 1LW

Miss Fox
Fox Planning Consultancy
75 Garstang Road East
POULTON-LE-FYLDE
Lancashire
FY6 8HL