

DECISION ITEM

REPORT OF	MEETING	DATE	ITEM NO
RESOURCES DIRECTORATE	PUBLIC PROTECTION COMMITTEE	8 JULY 2020	5

CARAVAN SITE LICENSING- MOWBRECK PARK CARAVAN PARK

PUBLIC ITEM

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

SUMMARY

An application has been received to increase the number of spaces for residential caravans on site from 28 to 30 and to amend 1 condition on the site licence to reflect this.

The applicant is also seeking to amend Condition 4 on the site licence to include the following "To allow the reduction of spacing to 5.25 meters if cladding has been fitted"

RECOMMENDATION

1. To consider approval to amend Condition 1 of the site licence, to increase the total number of residential caravan pitches from 28 to 30.
2. Subject to approval of point 1, to amend of Condition 1 of the site licence, to increase the total number of residential pitches on site to 30 in total.
3. To consider approval to amend Condition 4 on the site licence to allow for the reduction of spacing as requested.
4. Subject to approval of point 3, to amend the wording of condition 4 to allow the reduction of spacing between vans to 5.25 meters if cladding has been fitted.

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 21st November 2019 from the site owners (Mrs S & Mr M Carroll Mowbreck Park Ltd) of Mowbreck Park, Mowbreck Lane, Wesham.
2. The site owner is seeking to amend condition 1 of the site licence issued on 2nd July 2007 to increase the number of residential pitches from 28 to 30 and to add the following wording to Condition 4 – “to allow the reduction of spacing to 5.25 meters if cladding has been fitted”.
3. On the 20th April 2018, the Council’s Planning Department approved a Certificate of Lawful Development (ref 18/0140) “certificate of Lawful Development for existing use of land to site two residential caravans at 2 & 6 Pine Way, Mowbreck Caravan Park”.
4. Lancashire Fire and Rescue Services have been consulted on the application to amend the condition regarding spacing and confirmed that they are satisfied that the technical specifications of the cladding on the van meet the required standards and therefore approve the proposal.

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	Joanne.gallagher@fylde.gov.uk Tel 01253 658609	June 2020

BACKGROUND PAPERS		
Name of document	Date	Where available for inspection
Mowbreck Park file	6 th February 2020	Chaseley Building, 1 st Floor, Room F21

Attached documents

Appendix 1 - Application received to vary site licence issued on 2nd July 2007.

Appendix 2 - Mowbreck park residential caravan site licence issued on 2nd July 2007.

Appendix 3 - Certificate of Lawful Development - 18/0140 Approval of use of land to site two residential caravans.

Appendix 4 – Site Plan

Appendix 5 – Caravan layout plan including distances.