

Agenda



PUBLIC PROTECTION COMMITTEE

| | |
|--------------------|--|
| Date: | Wednesday, 15 February 2017 at 10am |
| Venue: | Town Hall, St Annes, FY8 1LW |
| Committee members: | Councillor Angela Jacques (Chairman) Councillor Barbara Nash (Vice-Chairman) Councillors Frank Andrews, Jan Barker, Keith Beckett ISO, Brenda Blackshaw, Alan Clayton, Gail Goodman JP, Shirley Green, Peter Hardy, Neil Harvey. |

| | PROCEDURAL ITEMS: | PAGE |
|---|--|--------|
| 1 | Declarations of Interest: Declarations of interest, and the responsibility for declaring the same, are matters for elected members. Members are able to obtain advice, in writing, in advance of meetings. This should only be sought via the Council's Monitoring Officer. However, it should be noted that no advice on interests sought less than one working day prior to any meeting will be provided. | 1 |
| 2 | Confirmation of Minutes: To confirm the minutes, as previously circulated, of the meeting held on 26 October 2016 as a correct record. | 1 |
| 3 | Substitute Members: Details of any substitute members notified in accordance with council procedure rule 24(c). | 1 |
| | DECISION ITEMS: | |
| 4 | Caravan Licensing - Whitmore Farm Caravan Park | 3 - 27 |

Contact: Sharon Wadsworth - Telephone: (01253) 658546 – Email: democracy@fylde.gov.uk

The code of conduct for members can be found in the council's constitution at
<http://fylde.cmis.uk.com/fylde/DocumentsandInformation/PublicDocumentsandInformation.aspx>

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DECISION ITEM

| REPORT OF | MEETING | DATE | ITEM NO |
|--|-----------------------------|------------------|---------|
| RESOURCES DIRECTORATE | PUBLIC PROTECTION COMMITTEE | 15 FEBRUARY 2017 | 4 |
| CARAVAN LICENSING- WHITMORE FARM CARAVAN PARK | | | |

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 amend Condition 1a of the site licence to increase the total number of caravans from 39 to 43 touring caravans.
2. To remove part of Condition 2b relating restricting the length of caravans
3. To consider amending the 21 day maximum stay.
4. Amending Condition 5a to remove the water tank and bucket system and to be replaced with dry powder fire extinguishers.
5. To remove Condition 7 of the licence referring to provision and storage of liquefied petroleum gas (LPG).
6. To remove Condition 8 requiring availability of a phone to contact the emergency services.
7. To add a condition requiring the licence holder to maintain a register of the occupiers main home address.

RECOMMENDATION

1. To increase the number of touring caravans on site.
2. To permit caravans to stay on site in excess of 18 feet.
3. To permit caravan pitches 26 to 43 to be used in excess of 21 days, in accordance with planning approval. Whilst limiting the remaining pitches to a maximum of 21 days.
4. To remove part of the Condition 5a relating to a water tank and bucket system as a means of fire fighting and replacing these with the use of 3 dry powder extinguishers.
5. To remove Condition 7 from the site licence relating to the provision of LPG.
6. To consider removing Condition 8 requiring availability of a phone to contact emergency services.
7. To add a condition relating to maintenance of a register.

SUMMARY OF PREVIOUS DECISIONS

On the 20th July 2016, the Public Protection Committee resolved to amend Condition 1a "To refer to 39 caravans instead of 25".

| 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 letter¹ was received on 19th December 2016 from Whitmore Farm Caravan Park, Bradshaw Lane, Greenhalgh, Lancashire PR4 2HQ. The current site licence² was issued on 12th October 1978 with a number of amendments approved over the years.
2. The applicant is seeking to make the following amendments to the site licence as detailed in the table below-

| Existing condition | Proposed amendment and reason | Officer comments and recommendation |
|--|---|---|
| <i>1a: The total number of caravans stationed on the site at any one time shall be such to enable compliance with the requirements of the following conditions to be maintained, and in any case shall not exceed thirty-nine (39)</i> | Increase the permitted maximum number of caravans to 43 in line with planning permission 16/0704 | To increase the total number of touring caravans from 39 to 43 in line with planning permission 16/0704 |
| <i>2b: The caravans using the site shall not exceed 18 feet in length (excluding the tow bar) and shall not remain on the site for any one period exceeding 21 day</i> | Increase the permitted length of caravans as touring caravans are now commonly longer than 18 feet to cater for extended holidays, particularly for those who are of retirement age | To permit caravans in excess of 18 feet [5.49 metres] to stay on site |
| | Remove the 21-day restriction | To permit caravan pitches numbered 26 to 43 to be used in excess of 21 days, in accordance with planning approval. Whilst limiting the remaining pitches to a maximum of 21 days, on the west side of the site [see Appendix 1 site plan] |

¹ Application letter received 19th December 2016

² Whitmore Farm Caravan Park touring site licence

| | | |
|--|---|---|
| <i>5a: A fire point shall be established in a central, accessible position on the site and shall comprise a water tank of at least 500 litres capacity fitted with a hinged cover, two buckets and one hand pump or bucket pump. The fire point shall be clearly and conspicuously marked "FIRE POINT"</i> | Remove reference to water tanks, buckets and pumps as the site now has dry powder extinguishers | To remove part of the Condition 5a relating to a water tank and bucket system as a means of fire fighting and replacing these with the use of 3 dry powder extinguishers. |
| <i>7: Provision shall be made for the storage of liquefied petroleum gas and regard shall be had to the Health and Safety Executive Code of Practice for the keeping of Liquefied Petroleum Gas in cylinders and similar Containers</i> | Remove condition as the site does not store LPG | To remove Condition 7 of the licence referring to the provision of LPG. |
| <i>8: A telephone shall be available on the site for calling the police, fire brigade, ambulance or other services in an emergency</i> | Remove condition as caravanners have mobile phones | To consider removing condition relating to availability of a telephone in order to call the emergency services. |

3. The Licensing Team wish to add a condition to the existing licence requiring the site owner to maintain a list of the occupiers main name and address and make such information available to the Local Authority. This is to ensure that pitch numbers 26 to 43 are used continuously all year round. Any Committee approval will also be subject to seeking the site owner's comments and approval.

| 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 | 3 rd February 2017 | |

| LIST OF BACKGROUND PAPERS | | |
|---------------------------|-------------------------------|--|
| Name of document | Date | Where available for inspection |
| Whitmore Caravan Park | 3 rd February 2017 | 1 st Floor Chasely Building |

Appendices

1. Application letter received 19th December 2016
2. Whitmore Farm Caravan Licence
3. Change of use granted [16/0704] for siting 18 touring caravan site pitches (amendment to previous approval 15/0077 for 14 no pitches).
4. Response from Planning Department concerning removal of maximum 21 day stay.
5. Letter dated 18th November 2016, from MD to site owner following change of use, (application 16/0704) for siting 18 touring caravan site pitches.

WHITMORE FARM CARAVAN PARK

BRADSHAW LANE GREENHALGH PR4 3HQ

TEL: 01253 836224

Your Ref: 255682-md

Dear Mr Duck,

I enclose the completed site licence application as requested together with a layout plan of the site at the required scale with the items marked you mentioned in your letter.

As we previously discussed I would like to state our reasons and justifications for amending our existing site licence conditions and are as follows:-

Condition 2b

"The caravan shall not exceed 18' in length...ect."

Caravans now tend to be in excess of this length and we wish this clause to be removed, together with the period of 21 days, as a large portion of caravanners are taking extended holidays. Also being a quiet site a large majority of our caravanners are of retirement age.

Condition 5a

Referring to the fire extinguishers. We now have dry extinguishers at 3 points, as marked on the map so would like the 'water tank and bucket system' to be removed.

FYLDE BOROUGH COUNCIL

19 DEC 2016

Condition 7

Referring to the provision of liquefied petroleum gas. We have never provided gas in the 26 years of running the park and have no intention of doing so in the future. Could we have this removed.

Condition 8

We have excellent mobile phone coverage from all areas on the site and from different providers and have never had anyone complaining that a signal cannot be found.

Thankyou for considering all the above reasons for amendment and we look forward to hearing your feedback.

Yours faithfully,

Ricky Moore

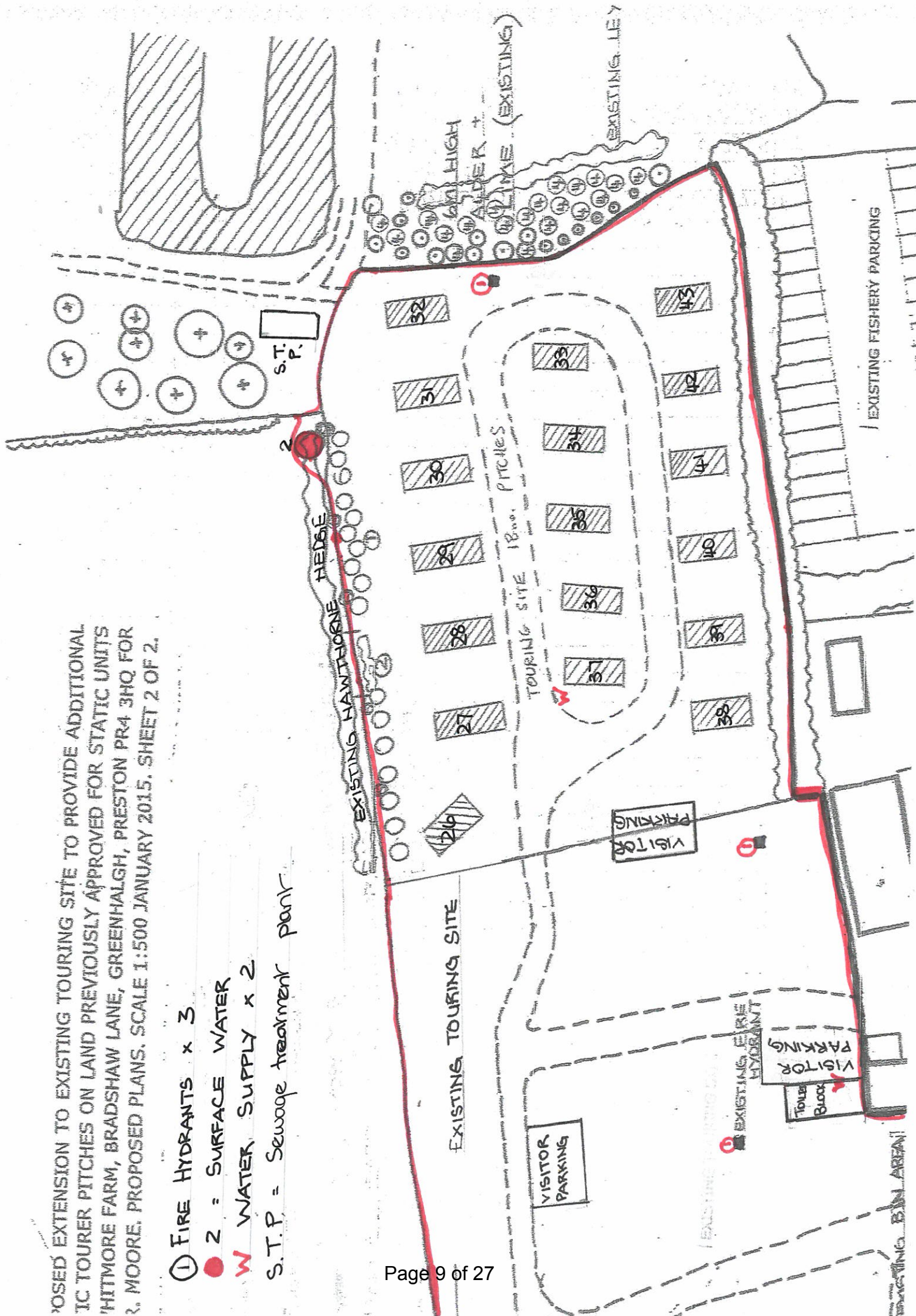
PROPOSED EXTENSION TO EXISTING TOURING SITE TO PROVIDE ADDITIONAL
 10 TIC TOURER PITCHES ON LAND PREVIOUSLY APPROVED FOR STATIC UNITS
 'HITMORE FARM, BRADSHAW LANE, GREENHALGH, PRESTON PR4 3HQ FOR
 2. MOORE. PROPOSED PLANS. SCALE 1:500 JANUARY 2015. SHEET 2 OF 2.

① FIRE HYDRANTS x 3

● Z = SURFACE WATER

W WATER SUPPLY x 2

S.T.P. = Sewage treatment plant



Site Reference: F/C/JAG/71.

CARVED SITES AND CONTROL OF DEVELOPMENT ACT 1960

SECTION 3.

S I T E L I C E N C E

To: John W. Garlick,
Whitmoor,
Bradshaw Lane,
Greenhalgh,
near Kirkham.

On the 24th day of August 1978, you made application for a site licence in respect of land situate at Whitmoor, Bradshaw Lane, Greenhalgh, near Kirkham (hereinafter called "the site").

And I say: you are entitled to the benefit of planning permission for the use of the site as a carved site granted by the Fylde Borough Council under reference 5/78/534 dated 13th July 1978.

Now I say: the Fylde Borough Council HEREBY GRANT a site licence in respect of the site pursuant to Section 3 of the Carved Sites and Control of Development Act, 1960, subject to the following conditions:-

- a) The total number of cars to be stationed on the site at any one time shall be such as to enable compliance with the requirements of any of the following conditions to be maintained, and in any case shall not exceed 15 (fifteen).
- b) The site shall be laid out in accordance with the plan submitted with the application for this licence or in accordance with any amended plan which has been submitted to and approved in writing by the Council.

- a) The site shall be used only as a touring caravan site and only during the period from 1st March to 31st October each year. Between the 31st October of each year and the 1st March of the following year all caravans shall be removed from the site.
- b) The caravans using the site shall not exceed 18 feet in length (excluding the towbar) and shall not remain on the site for any one period exceeding 21 days.
- 3) Every caravan shall be not less than six metres from any other caravan and not less than three metres from the site road.
- 4) The site road shall be constructed of suitable material to the satisfaction of the Council and shall be not less than 4 metres wide.
- 5a) A fire point shall be established in a central, accessible position on the site and shall comprise a water tank of at least 500 litres capacity fitted with hinged cover, two buckets and one hand pump or bucket pump. The fire point shall be clearly and conspicuously marked "FIRE POINT".
- b) A suitable hand operated bell or other means of raising an alarm shall be provided at the fire point.
- c) A clearly written and conspicuous notice shall be provided and displayed at the fire point to indicate the action to be taken in case of fire and the location of the nearest telephone. This notice shall include the following:-

"On Discovering a fire

- i ensure the caravan or site building is evacuated.
- ii raise the alarm
- iii call the fire brigade (the nearest telephone is sited)
- iv attack the fire using the fire fighting equipment provided.

It is in the interest of all occupiers of this site to be familiar with the above routine and the method of operating the fire alarm and fire fighting equipment."

- 6) Long grass and vegetation shall be cut at frequent and regular intervals to prevent it becoming a fire hazard. Any such cuttings shall be removed from the vicinity of caravans.
- 7) Provision shall be made for the storage of liquefied petroleum gas and regard shall be had to the Health and Safety Executive Code of Practice for the Keeping of Liquefied Petroleum Gas in Cylinders and Similar Containers.
- 8) A telephone shall be available on the site for calling the police, fire brigade, ambulance or other services in an emergency.
- 9) Where an electricity supply is provided for use by caravans stationed on the site the electrical installation other than Electricity Board works and circuits subject to regulations made by the Secretary of State for Energy, under Section 60 of the Electricity Act 1947, shall be installed and maintained in accordance with the requirements of the Institution of Electrical Engineers Regulations for the Electrical Equipment of Buildings (the IEE Wiring Regulations) for the time being in force, and where appropriate to the standard which would be acceptable for the purposes of the Electricity (Overhead Lines) Regulations 1970, SI 1970 No. 1255.

The installation shall be inspected not less often once in every 12 months, (in the case of underground installations 3 years) or in such longer period as may be recommended by a person who should be one of the following:-

- A professionally qualified electrical engineer;
- A member of the Electrical Contractors' Association;
- A member of the Electrical Contractors' Association of Scotland;
- A certificate holder of the National Inspection Council for Electrical Installation Contracting; or
- A qualified person acting on behalf of one of these (in which case it should be stated for whom he is acting).

Such person shall within one month of such an inspection issue an inspection certificate in the form prescribed in the IEE Wiring Regulations which should be retained by the site operator and displayed with the site licence. The cost of the inspection and report shall be met by the site operator.

- 10) The site shall be provided with a water supply complying with British Standard Code of Practice C.P. 310 (1965).
- 11) Sufficient water standpipes with an adequate supply of water shall be provided so that no caravan is more than 45 metres from a standpipe.
- 12) A suitable trapped drain inlet surrounded by at least one square metre of paved or concreted area shall be provided at the base of each water standpipe. These drain inlets shall be connected to the foul drainage system.
- 13) Provision shall be made for the disposal of all foul drainage from the site by connection to a public sewer or by discharge to a sewage treatment plant designed and constructed to the satisfaction of the Local Authority and the North West Water Authority.
- 14a) A communal toilet block shall be provided, with adequate supplies of water, on at least the following scales:-
- | | |
|-------------|--|
| For | 1 water closet and 1 animal |
| | 1 wash basin |
| | 1 shower or bath (with hot and cold water supply) |
| | 1 deep sink with hot and cold water supply for use for laundry purposes. |
| For | 2 water closets |
| | 1 wash basin |
| | 1 shower or bath (with hot and cold water supply) |
| | 1 deep sink with hot and cold water supply for use for laundry purposes. |
- b) There shall be sufficient space in each shower compartment to enable clothing to be stored and kept dry.
- 15) Suitable and sufficient means of internal and external artificial lighting shall be provided and maintained for all communal facilities.
- b) All fixtures and fittings provided for communal use shall be maintained in proper working order and in a clean condition.

- 16) A properly designed disposal point for the contents of chemical closets shall be provided, and shall have an adequate supply of running water for cleaning the containers.
- 17) There shall be provided in approved positions under the control of the applicant a sufficient number of refuse bins with close fitting lids and with handles; the refuse bins to be situated conveniently for collection by the Council's employees.
- 18) Adequate provision shall be made for surface water drainage of the site.
- 19) A suitably surfaced car parking space shall be provided for each caravan stationed on the site.
- 20) No huts, sheds, tents, porches, verandahs or other structures or buildings shall be erected, placed or kept on the site unless prior approval in writing has been obtained by the site licensee from the Council.
- 21a) The site shall be maintained in a clean and tidy condition at all times.
 - b) Every caravan stationed on the site shall be maintained in a good state of repair and decoration.
- 22) At all times when caravans are stationed on the site for the purposes of human habitation a copy of the site licence as for the time being in force shall be displayed on the site in some conspicuous place.

Dated this 12th day of October 1978

Signed
Chief Environmental Health Officer
For and on behalf of the Council

CARAVAN SITES AND CONTROL OF DEVELOPMENT ACT, 1960

Section 3

LICENCE AMENDMENT

Whitmoor, Bradshaw Lane, Greenhalgh, Kirkham.

Condition number one of the Touring Caraven Site Licence dated 4th September 1975 is hereby amended to read 25 caravans instead of 16.

DATED this First day of December 1993.

SIGNED.....
Director of Environmental Health and Housing

CARAVAN SITES AND CONTROL OF DEVELOPMENT ACT, 1960

Section 3

LICENCE TRANSFER ENDORSEMENT

In pursuance of Section 10 of the Caravan Sites and Control of Development Act 1960 the Council hereby consent to the transfer of this licence to Mr RICHARD GARY MOORE., "WHITMOOR", BRADSHAW LANE, GREENHALGH, Near KIRKHAM, with effect from the Eighteenth day of February 1991.

DATED this Twenty Seventh day of February 1991.

SIGNED.....
Director of Environmental Health and Housing



CARAVAN SITES AND CONTROL OF DEVELOPMENT ACT 1960

Whitmore Farm Caravan Park, Bradshaw Lane, Greenhalgh, Preston, Lancashire
Site Licence Amendment

Condition 1c of your site licence is hereby amended to the following-

"The site shall be used as a touring caravan site only during the period 15th February until 31st December each year. Between the 1st January and the 14th February in any year, all caravans shall be removed from the site, with the exception of pitches numbered 26-43 as shown on the attached plan".

Dated 7th day of January 2016

Tracy Morrison

.....
T Morrison Director of Resources
Resources Directorate



CARAVAN SITES AND CONTROL OF DEVELOPMENT ACT 1960

**Whitmore Farm Caravan Park, Bradshaw Lane, Greenhalgh, Preston,
Lancashire**

Site Licence Amendment

Condition 1a of the touring caravan site licence dated 12th October 1978 is hereby amended to read "thirty-nine (39)" caravans instead 25.

Dated 20th day of July 2016

Tracy Morrison

.....
T Morrison Director of Resources
Resources Directorate



Town and Country Planning Acts

Change of Use Granted

Part 1 - Particulars of Application

Application Number: 16/0704

Location: CARAVAN SITE, WHITMORE FARM, BRADSHAW LANE, GREENHALGH WITH THISTLETON, PRESTON, PR4 3HQ

Description: CHANGE OF USE OF LAND FOR SITING OF 18NO TOURING CARAVAN SITE PITCHES (AMENDMENT TO PREVIOUS APPROVAL 15/0077 FOR 14NO 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 for the carrying out of development referred to in Part 1 hereof in accordance with the development proposal specified on your submitted application form and the relevant plan (s) 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 This consent relates to the following details:

Approved plans:

- Location Plan - drawing no. 16-0704-PL01
- Proposed site plan - drawing no. 16-0704-PL02

Supporting Reports:

- Planning Statement - Shepherd Planning - September 2016

Reason: For the avoidance of doubt and as agreed with the applicant / agent.

- 3 The caravans stationed on that part of the site the subject of this permission shall be used for holiday purposes only and 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 Policy SP2 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 caravans, their main home addresses, and the period of occupancy including date of arrival and date of departure from the caravan site and shall make this information available at all reasonable times to the Local Planning Authority.

Reason: To ensure that the approved holiday accommodation is not used for permanent residential occupation which would be contrary to Policy SP2 of the Fylde Borough Local Plan As Altered October 2005.

- 5 The landscaping of the site shall be carried out in accordance with that indicated on drawing no.16-0704-PL02 and varied only in accordance with proposals submitted to and approved in writing 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 no later than the next available planting season. 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 syvicultural 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.

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:

- EP14 Landscaping of new developments
- SP02 Development in countryside areas
- TREC07 Touring Caravan & Camping Sites

Fylde Local Plan to 2032:

- EC7 Tourism Accommodation
- ENV1 Landscape
- GD4 Development in the Countryside

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: 02/11/2016

Signed:



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

Mr Shepherd
Shepherd Planning
20 Collingwood Avenue
St Annes
Lytham St Annes
FY8 2SB

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

- 1) These notes should be read in conjunction with the decision notice issued by the Local Planning Authority in respect of the application which you have recently submitted to the Council.

IN CASES WHERE PERMISSION/CONSENT HAS BEEN GRANTED

- 2) Any permission/consent is granted on the basis of the approved plans listed in the decision notice. The development should be undertaken in strict accordance with the approved plans, as any deviation will constitute unauthorised development which may be liable to enforcement action. Any amendments to the approved plans are likely to require the submission of a further application to the Council. Should such changes be desired, you are advised to contact the Development Management Service to determine the most appropriate means by which any revisions could be considered.
- 3) Any permission/consent granted is subject to the conditions set out in the decision notice and it is the responsibility of the developer to ensure that these conditions are fully complied with. Any conditions that require work to be carried out or details to be approved before any development can take place form a “condition precedent”. If a condition precedent is not complied with, the whole of the development will be unauthorised and may result in enforcement action being taken by the Council.
- 4) The applicant is reminded of the need to obtain formal approval of those details required by the conditions of any planning permission/consent before development may lawfully commence on the site (or any other relevant trigger as set out in each condition). Formal applications for the approval of matters reserved by condition are currently subject to fees (per request) of £28 for householder applications and £97 in all other cases. Any breach of the imposed conditions may leave you liable to enforcement action or may require you to submit a new application in order to regularise any unauthorised works.
- 5) If the applicant is aggrieved by any of the conditions imposed as part of the planning permission, they may appeal to the Planning Inspectorate. Any appeal against the grant of permission subject to conditions to which the applicant objects needs to be made within 6 months of the date on the decision notice.
- 6) In undertaking any development you should ensure that you have also secured any necessary approval under the Building Regulations or any other approvals or consents required including consent from the

landlord or obligations under the Party Wall Act.

- 7) For developments that need a new address or address change, please contact addresses@fylde.gov.uk or 01253 658515. New addresses need to be done at the earliest stage to enable Utility connections for the new properties.

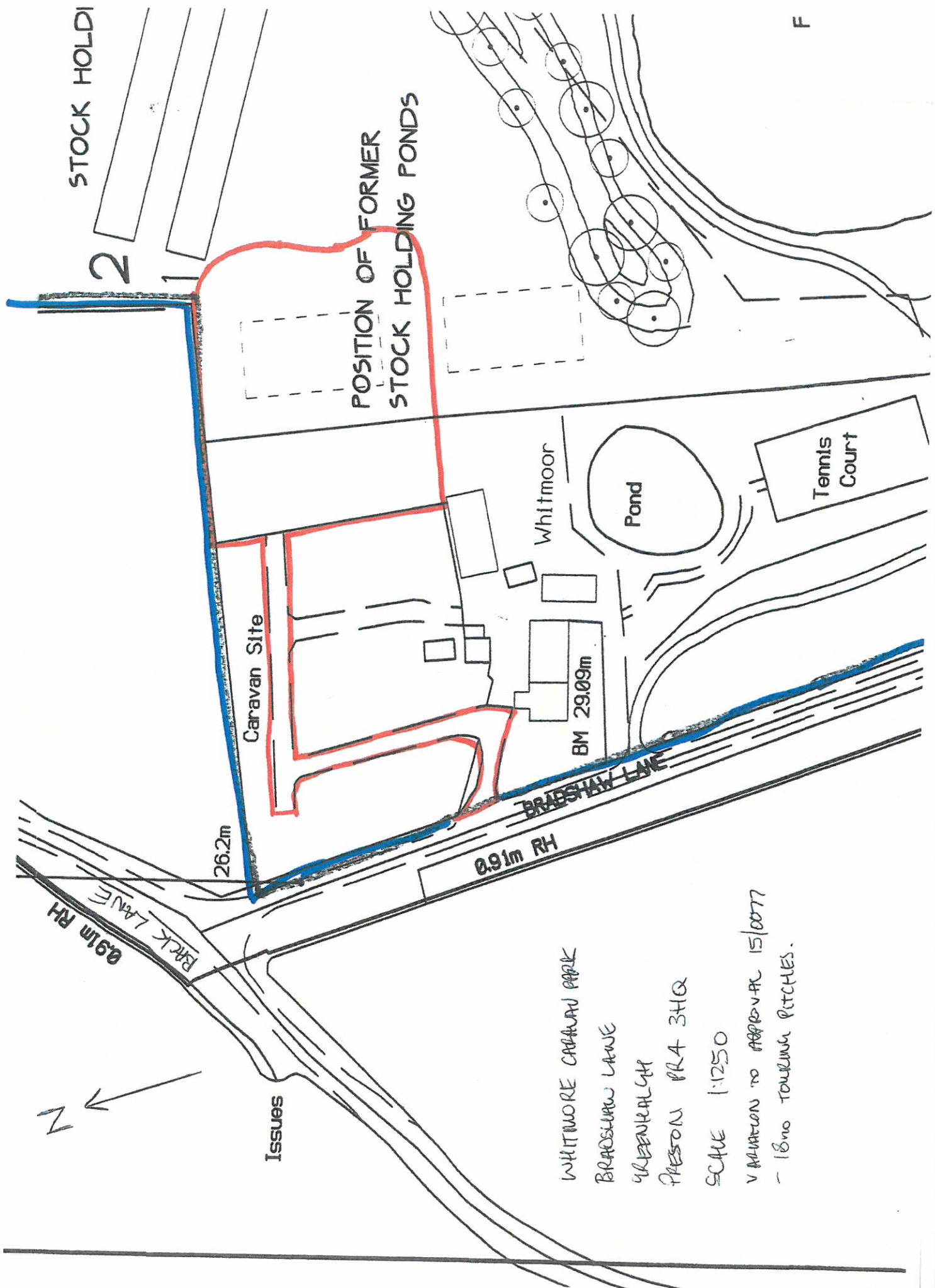
IN CASES WHERE PERMISSION/CONSENT HAS BEEN REFUSED

- 8) If the applicant is aggrieved by the decision of the Local Planning Authority to refuse planning permission/consent, they may appeal to the Planning Inspectorate. The relevant time limits to lodge an appeal following the Local Planning Authority's refusal of permission/consent are as follows:
- a) For **householder** planning applications – **12 weeks** from the date on the decision notice.
 - b) For **advertisement** consent applications – **8 weeks** from the date on the decision notice.
 - c) For **minor commercial** development applications – **12 weeks** from the date on the decision notice.
 - d) For **any other** types of planning application – **6 months** from the date on the decision notice.

SAVE THAT in circumstances **where an enforcement notice has been served** for the same or very similar development, the time limit to lodge an appeal (in all cases) is:

- within **28 days** from the date of the Local Planning Authority's decision if the enforcement notice was served before the decision was made, yet not longer than 2 years before the application was made.
- within **28 days** from the date the enforcement notice was served if served on or after the date the decision was made (unless this extends the normal appeal period).

Appeals must be made directly to the Planning Inspectorate and can be dealt with by exchange of written statements or heard before an Inspector at an Informal Hearing or at a Public Inquiry. Further information regarding the appeals process (including application forms) can be obtained from the Planning Inspectorate via their website - <https://www.gov.uk/appeal-planning-decision>.



USED EXTENSION TO EXISTING TOURING SITE TO PROVIDE ADDITIONAL
IC TOURER PITCHES ON LAND PREVIOUSLY APPROVED FOR STATIC UNITS
HITMORE FARM, BRADSHAW LANE, GREENHALGH, PRESTON PR4 3HQ FOR
MOORE. PROPOSED PLANS. SCALE 1:500 JANUARY 2015. SHEET 2 OF 2.

① FIRE HYDRANTS x 3
② = SURFACE WATER
W WATER SUPPLY x 2
S.T.P. = Sewage treatment plant

EXISTING TOURING SITE
TOURING SITE 18 NO. PINES
EXISTING FISHERY PARKING
VISITOR PARKING
TOILET BLOCK
EXISTING FIRE HYDRANT
HEDGE
EXISTING LANE
S.T.P.

Page 24 of 27

- 2 = SURFACE WATER

S.T.P. = Sewage treatment plant

VISITOR
PARKING

EXISTING ERM
HYDROLYT

TOILET
Block

VISITOR
PARKING

...STING AREA!

EXISTING FISHERY PARKING

Appendix 4 – Extract from Email re Planning Response

Micky

The area on the plan that you attach with pitches 26-43 indicated on it has the benefit of planning permission under ref 16/0704 for the siting of 18 touring caravan pitches. These are restricted in their occupation to be for holiday purposes only, although there is no restriction over the length of stay or time of year of that stay.

The area to the west of that which is also in the red edge on your plan but not indicated as containing pitches has planning permission under ref 78/0534 which allows that area to be used as a touring holiday site but contains a restriction on stay of 21 days and requires that no caravans are on site between 31/12 and 14 Feb (as modified by 06/0728)

Hope this helps

Andrew

Andrew Stell
Development Manager
Extension: 8473

From: Michael Duck
Sent: 02 February 2017 15:12
To: Andrew Stell <andrew.stell@fylde.gov.uk>
Subject: Whitmore Farm Caravan Park, Bradshaw Lane, Greenhalgh, PR4 3HQ

Hi Andrew,

I've received an application in respect of Whitmore Farm Caravan Park. The applicant is seeking to remove condition 2b of the licence which states "...and shall not remain on the site for any one period not exceeding 21 days.

I was wondering whether it would be possible to confirm whether there are any planning restrictions on occupation?

Many thanks

Micky

Michael Duck
Senior EHO - Commercial Team
Extension: 8620



Mrs and Mrs Moore,
Whitmore Caravan Park,
Bradshaw Lane,
Greenhalgh,
Lancashire,
PR4 3HQ

Our Ref: 255682-md

Your Ref:

Please Ask For: M Duck

Telephone: 01253 658620

Email: michaeld@fylde.gov.uk

Date: 18th November 2016

Dear Sir,

Caravan Sites and Control of Development Act, 1960.

Location: Whitmore Caravan Park, Bradshaw Lane, Greenhalgh

Application No: 16/0704

Change of use of land for siting of 18 no. touring caravan site pitches (amendment to previous approval) 15/0077 for 14 no. pitches).

I write with reference to your recent change of use approved by the Councils Planning Department in relation to the above land.

I would ask that you complete and return the enclosed site licence application form. As part of your application you are required to provide a layout plan of the site at 1:500 scale including:

- a. site boundaries;
- b. position and numbering of touring pitches, and holiday caravans;
- c. roads and footpaths;
- d. toilet blocks, stores and other buildings;
- e. water supplies;
- f. recreational spaces;
- g. fire points;
- h. parking spaces; and
- i. foul and surface water drainage.

Where the site is likely to involve any redevelopment, then the site operator shall have regard to site licence conditions and also the Model Standards for Touring Caravan Sites, a copy of which is available on the Council's website.

In the meantime, should you wish to discuss any of the above please do not hesitate to contact me on the above number.

Yours faithfully

Michael Duck
Senior Environmental Health Officer
Development Services