

DECISION ITEM

REPORT OF	MEETING	DATE	ITEM NO
RESOURCES DIRECTORATE	PUBLIC PROTECTION COMMITTEE	14 FEBRUARY 2018	7

CARAVAN SITE LICENSING - PRIMROSE BANK 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 holiday caravans on site from 32 to 52, with an overall increase on site to 57 caravans which include 5 existing timber lodges.

Removal of part of condition 2 of the site licence relating to the seasonal closure period to allow holiday use for 12 months of the year.

RECOMMENDATION

1. To consider approval to amend Condition 1 of the site licence, to increase the total number of holiday caravans from 32 to 52.
2. Subject to approval of point 1, to amend Condition 1 of the site licence, to increase the total number of caravans on site to 57 in total, consisting of 52 holiday caravan and 5 existing timber lodges.
3. To consider removal of part of Condition 2 of the licence, to allow all year round holiday use.
4. To approve the insertion of the additional conditions as approved by the site owener.

SUMMARY OF PREVIOUS DECISIONS

There are no other 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 20th November 2017 from the site operator Pure Leisure of Primrose Bank Caravan Park, High Moor Farm, Singleton Road, Weeton, Lancashire, PR4 3JJ.
 2. The applicant is seeking to remove part of condition 2 of the site licence² issued on 7th November 2016 to allow all year round holiday use. Condition 2 of the site licence states *“Caravans shall be used solely for human habitation as static holiday caravans and no caravan shall be occupied between the 15th January and the last day of February in any one year”*.
 3. On the 29th October 2013, the Council’s Planning Department approved a variation of condition (Ref-13/0531)³ *“Change of use of land from holiday caravan site with closure period to holiday caravan site open 12 months of the year”*.
 4. The applicant is further seeking to change the usage of the existing touring part of the site, to accommodate an additional 20 holiday static pitches.
 5. The Council’s Planning Department on the 15th February 2016 granted change of use for (Ref- 15/0772⁴) *“Change of use for part of the site from 30 No. Touring Holiday Pitches to 20 No. static holiday pitches”*.
 6. Lancashire Fire and Rescue Services have been consulted on this application and their response is detailed in Appendix 5⁵.
 7. The applicant was consulted to canvass their opinions to include the following additional conditions within the site licence:
 - Static holiday caravans shall be occupied for holiday purposes only and not as a person’s sole or main place of residence.
 - The owner/operator of the caravan site shall maintain a register of names of all owners/occupiers of individual caravans and of their main home address and make this information available at all reasonable times to the local authority.
- Pure Leisure’s response⁶ can be found is detailed in Appendix 6.

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
Michael Duck	Michael.duck@fylde.gov.uk Tel 01253 658620	25 th January 2018

¹ Application received to amend and removal conditions of site licence issued on 7th November 2016.

² Primrose Bank Caravan Park, holiday static site licence issued on 7th November 2016.

³ Planning Approval 13/0531- Change of use of land from holiday caravan site with closure period to holiday caravan site open 12 months of the year.

⁴ Change of use granted- 15/0772- for use of part of the site from 30 No. touring holiday pitches to 20 No. static holiday pitches.

⁵ Lancashire Fire and Rescue Services consultation response.

⁶ Pure Leisure’s response to include additional conditions to prevent holiday static caravans being used on a residential basis.

BACKGROUND PAPERS

Name of document	Date	Where available for inspection
Primrose Bank File	25 th January 2018	Chaseley Building, 1 st Floor, Room F21

Attached documents

Appendix 1- Application received to amend and removal conditions of site licence issued on 7th November 2016.

Appendix 2- Primrose Bank Caravan Park, holiday static site licence issued on 7th November 2016.

Appendix 3- Planning Approval- 13/0531 Change of use of land from holiday caravan site with closure period to holiday caravan site open 12 months of year.

Appendix 4- Change of use 15/0772 for use of part of the site from 30 No. touring pitches to 20 No. static holiday pitches.

Appendix 5- Lancashire Fire and Rescue Consultation Response

Appendix 6- Pure Leisure's response to include additional conditions to prevent holiday static caravans being used on a residential basis.