

DECISION ITEM



REPORT OF	MEETING	DATE	ITEM NO
RESOURCES DIRECTORATE	PUBLIC PROTECTION COMMITTEE	20 JULY 2016	11
CARAVAN LICENSING- POOL BROW CARAVAN PARK			

PUBLIC ITEM

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

SUMMARY

Application is to remove Conditions 1 and 2 of the site licence to permit unrestricted use of the site in terms of caravan numbers, their residential/holiday occupation and to allow year round use.

RECOMMENDATION

1. To consider approval to remove Conditions 1 and 2 of the site licence, to allow unrestricted use of numbers, occupation and to allow year round use.
2. To consider amending the existing licence to include an additional condition requiring the site owner to provide on an annual basis the actual usage of all the units whether they be used for holiday or residential purposes. Alternatively, a condition requiring the owner to inform the licensing department on all residential units as and when a customer takes it.

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. On the 19th May 2016, the Council received and application ¹to remove Conditions 1 and 2 of the existing site licence, issued on 5th April 2016²
2. Condition 1 of the site licence states “ *The total number of permanent residential park homes 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 8 (eight). Their siting shall be limited to the area indicated in blue on plan PBCP-2015*”.
3. Condition 2 of the site licence states “*The total number of static holiday 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 37 (thirty-seven).Their siting shall be limited to the area indicated in green on plan PBCP-2015*”.
4. A Lawful Development Certificate Existing Approve Certificate was decided on 20th May 2015³ by the Planning Department for “*Certificate of lawfulness for existing use of land as a caravan park with unrestricted use in terms of caravan numbers their residential/holiday occupation, and to allow year round use*”.
5. In order for the Council to charge the site owner, an annual site licence fee for the current number of residential caravans on site. The site owner is willing to include an additional condition to the existing site licence and proposed one of the following options-

Option 1 “*The site owner is required to confirm the actual usage of all the units i.e. holiday or residential on an annual basis (date to suit the Council)*”.

Option 2 “*The site owner is required to inform the Council’s licensing and rating department on all residential units as and when a customer takes it*”.

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	

¹ Application dated 19th May 2016

² Site Licence issued 5th April 2016

³ Lawful Development Certificate- 20/05/2015

LIST OF BACKGROUND PAPERS

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

Appendices

1. Application dated 1/05/2016
2. Current site licence issued on 05/04/2016
3. Lawful Development Certificate Existing Approve Certificate 20/05/2015