



DECISION ITEM

REPORT OF	MEETING	DATE	ITEM NO
RESOURCES DIRECTORATE	PUBLIC PROTECTION COMMITTEE	9 SEPTEMBER 2020	5
CARAVAN SITE LICENSING - NEWTON HALL CARAVAN PARK HOLIDAY CARAVAN SITE LICENCE			

PUBLIC ITEM

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

SUMMARY

An application has been received from the site owner to amend the holiday caravan site licence to remove the closure period.

RECOMMENDATION

That the Committee considers a request to amend condition 2 of the site licence which currently states –
Caravans and timber lodges shall be used solely for human habitation as static holiday caravans and no caravan shall be occupied between 10th January and the last day of February each year.

to

Caravans and timber lodges shall be used solely for human habitation as static holiday caravans.

SUMMARY OF PREVIOUS DECISIONS

94/0432 dated 09/11/1994 modification of Condition to permit Caravans and Holiday Accommodation to be occupied except for the period of 10th January to 28th February each year.

18/0104 dated 08/05/2018 variation of Condition 1 of planning permission 94/0432 to amend closure period for holiday accommodation on site from 10th January – 28th February (existing closure period) to 15th December – 6th February (proposed closure period).

20/0368 dated 20/07/2020 Application to remove condition 1 of planning permission 18/0104 in order to allow occupation of holiday accommodation for 12 months of the year.

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. Newton Hall Caravan Park benefits from a holiday caravan site licence allowing for 216 caravans and 7 timber lodges to be stationed on the site. (Appendix 1).
2. An application was received on 24th July 2020 (Appendix 2) to amend condition 2 of the site licence issued on 2nd March 2006 which states

Caravans and timber lodges shall be used solely for human habitation as static holiday caravans and no caravan shall be occupied between 10th January and the last day of February each year.

To

Caravans and timber lodges shall be used solely for human habitation as static holiday caravans.

3. The planning department has granted permission for the part of the site which falls within the boundary of Fylde Council to be used all year round under planning consent ref 20/0368 (Appendix 3).
4. Lancashire Fire and Rescue Services have been consulted on this application and have not expressed any concerns.
5. An email has been sent to the agent working on behalf of the applicant to ask them to consider agreeing that the following conditions be added to the licence if the variation is approved –

Static holiday caravans shall be occupied for holiday purposes only and not as a person's permanent, sole or main place of residence.

The licence holder must keep the following records for each static caravan on site:

- a. *The name and current home address of the owner; and*
- b. *Documentary evidence of the current home address of the owner*
- c. *and must allow the licensing authority to inspect them at any reasonable time.*

The licence holder must, if requested by the licensing authority, ask the owner of any static caravan on site to give to the licence holder:

- a. *The name and current home address of each adult occupier; and*
- b. *Documentary evidence of the current home address of each adult occupier and must forward them to the licensing authority when received.*

The agents have responded to confirm that their client approves the addition of these conditions.

6. Blackpool Council have been consulted and gave the following response –

Planning have confirmed that there is no change required to planning permission needed in Blackpool, as the planning permission was granted when the borders were different and the whole park fell into Fylde. They will need to vary their Blackpool licence though, but we will just issue the licence exactly the same as whatever you issue.

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	3rd August 2020

BACKGROUND PAPERS		
Name of document	Date	Where available for inspection
Newton Hall Village	1 st August 2020	Newton Hall holiday licence variation

Attached documents

- Appendix 1 - Existing site licence
- Appendix 2 - Application to vary site licence
- Appendix 3 - Planning Approval
- Appendix 4 - location Plan
- Appendix 5 – Site layout



Caravan Sites and Control of Development Act 1960

Section 3

Holiday Caravan Site Licence

Newton Hall Caravan Park

To: Partington Holiday Centre Limited
Newton Hall Holiday Village
Staining
Blackpool
Lancashire
FY3 0AX

TAKE NOTICE THAT WHEREAS

On 6th Day of January 2006 you made application for a site licence in respect of land situated at Newton Hall Holiday Camp, Staining, Blackpool, Lancashire indicated on the plan submitted with the application (which land is hereinafter called "the land")

You are entitled to benefit of permission for the use of the land as a caravan site under the Town and Country Planning Acts, 1962 to 1990, otherwise than by a Development Order.

NOW THEREFORE the Council of the Borough of Fylde (hereinafter called "the Council") HEREBY GRANT a site licence in respect of the land pursuant to Section 3 of the Caravan Sites and Control of Development Act 1960, subject to the conditions specified in the schedule hereto.

This Licence cancels all previous licences.

The Schedule

1. The total number of caravans (216) and timber lodges (7) 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 two hundred and twenty-three (223).
2. Caravans and timber lodges shall be used solely for human habitation as static holiday caravans and no caravan shall be occupied between 10th January and the last day of February in each year.
3. At all times when caravans are stationed on the site for the purposes of human habitation, all facilities and equipment required to be provided by this schedule shall be properly maintained.

Site Boundaries

4. The boundaries of the site should be clearly marked, for example by fences or hedges. In addition, the site owner should give the local authority a plan of its layout. It is recommended that a 3 metre wide area should be kept clear within the inside of all boundaries.

Density and Space Between Caravans

5. Subject to the following variations, the minimum spacing distance between caravans made of aluminium or other materials with similar fire performance properties should be not less than 5 meters between units, 3.5 meters at the corners. For those with a plywood or similar skin it should be not less than 6 meters. Where there is a mixture of holiday caravans of aluminium and plywood, the separation distance should be 6 meters; and where there is a mixture of permanent residential homes and holiday caravans, the separation distance should again be 6 meters. The point of measurement for porches, awnings, etc is the exterior cladding of the caravan.
6. Roads and footpaths should be designed to provide adequate access for fire appliances. (Detailed guidance on turning circles etc is available from fire authorities). Roads of suitable material should be provided so that no static caravan standing is more than fifty metres from a road. Where the approach to the caravan is across ground that may become difficult or dangerous to negotiate in wet weather, each standing should be connected to a carriageway by a footpath with a hard surface. Roads should not be less than 3.7 metres wide, or, if they form part of a clearly marked one way traffic system, three metres wide. Gateways should be a minimum of 3.1 metres wide and have a minimum height clearance of 3.7 metres. Footpaths should not be less than 0.75 metres wide. Roads should have no overhead cable less than 4.5 metres above the ground. They should be suitably lit taking into account the needs and characteristics of a particular site. Emergency vehicle routes within the site should be kept clear of obstruction at all times.

Hard Standings

7. Where possible every caravan should stand on a hard standing of suitable materials which, should extend over the whole area occupied by the caravan and should project one metre from the entrance of the caravan.

Fire Fighting Appliances

Fire Points

8. Fire points shall be established so that no caravan or site building is more than 30 metres from a fire point. They should be housed in a weather-proof structure, easily accessible and clearly and conspicuously marked "FIRE POINT".

Fire Fighting Equipment

9. Where water standpipes are provided and there is a water supply of sufficient pressure and flow to project a jet of water approximately 5 metres from the nozzle, such water standpipes should be situated at each fire point. There should also be a reel that complies with British Standard 5306 Part 1, with a hose not less than 30 metres long, having a means of connection to a water standpipe (preferably a screw thread connection) with a water supply of sufficient pressure and terminating in a small hand

control nozzle. Hoses should be housed in a box painted red and marked "HOSE REEL".

10. Where standpipes are not provided but there is a water supply of sufficient pressure and flow, fire hydrants should be installed within 100 metres of every caravan standing. Hydrants should conform to British Standard 750. Access to hydrants and other water supplies should not be obstructed or obscured.
11. Where standpipes are not provided or the water pressure or flow is not sufficient, each fire point should be provided with either water extinguishers (2 x 9 litre) or a water tank of at least 500 litres capacity fitted with a hinged cover, 2 buckets and 1 hand-pump or bucket pump.

Fire Warning

12. A means of raising the alarm in the event of a fire should be provided at each fire point. This could be by means of a manually operated sounder, e.g. metal triangle with a striker, gong or hand operated siren. The advice of the fire authority should be sought on an appropriate system.

Maintenance

13. All alarm and fire fighting equipment should be installed tested and maintained in working order by a competent person and be available for inspection by, or on behalf of, the licensing authority. A logbook should be kept to record all tests and any remedial action.
14. All equipment susceptible to damage by frost should be suitably protected.
15. A clearly written and conspicuous notice should be provided and maintained at each fire point to indicate the action to be taken in case of fire and the location of the nearest telephone. This notice should include the following:

"On discovering a fire:

- i) Ensure the caravan or site building involved 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, if safe to do so.

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."

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

Fire Hazards

16. Long grass and vegetation should be cut at frequent and regular intervals where necessary to prevent it becoming a fire hazard to caravans, buildings or other installations on the site. Any such cuttings should be removed from the vicinity of caravans. The space beneath and between caravans should not be used for the storage of combustible materials.

Telephones

17. An immediately accessible telephone should be available on the site for calling the emergency services. A notice by the telephone should include the address of the site.

Storage of Liquefied Petroleum Gas (LPG)

18. The storage of LPG should comply with LPGA Code of Practice 7: "Storage of full and empty LPG cylinders and cartridges" or LPGA Code of Practice 1 Part 1: "Bulk storage at fixed installations: installation and operation of vessels located above ground", as appropriate.

Where there are metered supplies from a common LPG storage tank, then LPGA Code of Practice 25: "The Storage and Use of LPG at Metered Estates" provides further guidance. In this case and where a mains gas supply is available, then the Gas Safety (Installation and Use) Regulations 1998 and the Pipe-lines Act 1962 may also be applicable.

Exposed gas bottles or cylinders should not be within the separation boundary of an adjoining unit.

LPG installations should conform to British Standard 5482, "Code of Practice for Domestic Butane and Propane Gas Burning Installations, Part 2: 1977 Installations in Caravans and Non-Permanent Dwellings".

For mains gas supply, the 1984 Regulations will be relevant for the installation downstream of any service pipe(s) supplying any primary meter(s) and such service pipes are subject to the Gas Safety Regulations 1972.

In cases where the site owner supplies gas to caravans on the site, he may need an authorisation to do so from OFGAS under the Gas Act 1986.

Electrical Installations

19. Sites should be provided with an electricity supply sufficient in all respects to meet all reasonable demands of the caravans situated on them.
20. Such electrical installations, other than Electricity Board works and circuits subject to regulations made by the Secretary of State under Section 16 of the Energy Act 1983 and Section 64 of the Electricity Act 1947, should be installed, tested and maintained in accordance with the provisions of the Institution of Electrical Engineers' (IEE) Regulations for Electrical Installations for the time being in force, and where applicable, to the standard which would be acceptable for the purposes of the Electricity (Overhead Lines) Regulations 1988, Statutory Instrument 1988 No 1057.
21. Work on electrical installations and appliances should be carried out only by competent persons such as the manufacturer's appointed agent, the electricity supplier, a professionally qualified electrical engineer, a member of the Electrical Contractors' Association, a contractor approved by the National Inspection Council for Electrical Installation Contracting, or a qualified person acting on behalf of one of the above.

The installations should be inspected periodically: under IEE Wiring Regulations, every year or such longer period (not exceeding three years) as is considered appropriate in

each case. When an installation is inspected, it should be judged against the current regulations.

The inspector should, within 1 (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, supplemented or replaced by subsequent certificates, with the site licence. The cost of the inspection and report should be met by the site operator or licence holder.

22. If an inspection reveals that an installation no longer complies with the regulations extant at the time it was first installed, any deficiencies should be rectified. Any major alterations and extensions to an installation affected by them should comply with the latest version of the IEE Wiring Regulations.
23. If there are overhead electric lines on the site, suitable warning notices should be displayed at the entrance to the site on supports for the line. Where appropriate, particular attention should be drawn to the danger of masts of yachts or dinghies contacting the line.

Water Supply

24. All sites should be provided with a water supply in accordance with appropriate Water Bye-laws and statutory quality standards.

Drainage, Sanitation and Washing Facilities

25. Satisfactory provision should be made for foul drainage, either by connection to a public sewage treatment works or by discharge to a properly constructed septic tank or cesspool approved by the Local Authority.
26. For caravans without their own water supply and water closets, communal toilet blocks should be provided, with adequate supplies of water, on at least the following scales:
Men: 1 WC and 1 urinal per 15 caravans
Women: 2 WCs per 15 caravans
1 wash basin for each WC or group of WCs
1 Shower or bath (with hot and cold water) for each sex per 20 caravans
Toilet blocks should be sited conveniently so that all site occupants may have reasonable access to one by means of a road or footpath.

Laundry facilities shall be provided in a separate building adequate to meet the demands of the caravan stationed on the site.

Refuse Disposal

27. Every caravan standing should have an adequate number of suitable non-combustible refuse bins with close-fitting or plastic bags. Arrangements should be made for the bins to be emptied regularly. Where communal refuse bins are also provided these should be of similar construction and housed within a properly constructed bin store.

Parking

28. One car only may be parked between adjoining caravans provided that the door to the caravan is not obstructed. Suitably surfaced parking spaces should be provided where necessary to meet the additional requirements of the occupants and their visitors. Plastic or wooden boats should not be parked between units.

Notices

29. A suitable sign should be prominently displayed at the site entrance indicating the name of the site.
30. A copy of the site licence with its conditions should be displayed prominently on the site.
31. Notices and a plan should be displayed on the site setting out the action to be taken in the event of an emergency. They should show where the police, fire brigade, ambulance and local doctors can be contacted, and the location of the nearest public telephone. The notices should also give the name and location/ telephone number of the site licence holder or his/her accredited representative. At sites subject to flood risk, warning notices should be displayed giving advice about the operation of the flood warning system.
32. All notices should be suitably protected from the weather and displayed where possible out of the direct rays of the sun, preferably in areas lit by artificial lighting.

A handwritten signature in dark ink, reading "Clare Platt". The signature is written in a cursive style with a large initial 'C' and 'P'.

C. Platt

Business Unit Manager Consumer Wellbeing and Protection

Dated: 2nd Day of March 2006

Caravan Sites and Control of Development Act 1960 Site Licence Variation Form

1. Brief Site Details

Name of Site: NEWTON HALL CARAVAN PARK	
Postal address of Site: Staining Road Staining Blackpool Lancashire	
Post Code: FY3 0AX	Phone: c/o 01995 604514 Fax: e-Mail: debs@grahamanthonyassociates.com

2. Applicants Details

Name: PARTINGTON HOLIDAY CENTRES LIMITED	
Postal address of Applicant (If different from above): Chapel Court 204 Fleetwood Road North Thornton Cleveleys Lancashire	
Post Code: FY5 4BJ	Phone: c/o 01995 604514 Mobile: e-Mail: debs@grahamanthonyassociates.com

3. Is the applicant the:

Freeholder	<input checked="" type="checkbox"/>	Tenant	<input type="checkbox"/>
Leaseholder	<input type="checkbox"/>	Other	<input type="checkbox"/>

If applicant is the leaseholder of a tenant, please give details of the agreement:

5. Existing Licence Conditions:

Type of unit	Please Tick as appropriate	Number
Permanent residential	<input type="checkbox"/> Caravans
Static Holiday	<input checked="" type="checkbox"/>	216..... Caravans
Holiday Chalets	<input checked="" type="checkbox"/>	7..... Chalets
Touring Holiday	<input type="checkbox"/>Units

Opening Season:

Static Sites	<input type="checkbox"/> to
Touring Sites	<input checked="" type="checkbox"/>	1 st March and 9 th January in each year

6. Proposed Application to alter Licence Condition:

Type of unit	Please Tick as appropriate	Number
Permanent residential	<input type="checkbox"/> Caravans
Static Holiday	<input checked="" type="checkbox"/>	216 Caravans
Holiday Chalets	<input checked="" type="checkbox"/>	7 Chalets
Touring Holiday	<input type="checkbox"/>Units

Opening Season:

Static Sites	<input checked="" type="checkbox"/>	12 Months
Touring Sites	<input type="checkbox"/>to

7. Does the site have planning permission?

Yes	<input checked="" type="checkbox"/>	
No	<input type="checkbox"/>	
Applied For	<input type="checkbox"/>	Date:

If yes, please give relevant permissions and references:

94/0432 dated 09/11/1994 Modification of Condition to Permit Caravans and Holiday Accommodation to be occupied except for the period of 10 January to 28 February each year.

18/0104 dated 08/05/2018 Variation of Condition 1 of planning permission 94/0432 to amend closure period for holiday accommodation on site from 10 January – 28 February (existing closure period) to 15 December – 6 February (Proposed Closure period).

20/0368 dated 20/07/2020 Application to remove condition 1 of planning permission 8/0104 in order to allow occupation of Holiday Accommodation for 12 months of the year.

8. How is drinking water provided?

Mains supply to unit ☐ Units
Standpipes ☐ Units } as existing

9. How are toilets and wash hand basins provided?

Communal toilet blocks ☐ Units
Units have their own facilities ☐ Units } as existing

10. How are showers provided?

Communal shower blocks ☐ Units
Units have their own showers ☐ Units } as existing

11. Type of foul drainage?

Mains drainage ☐ Units
Cesspool or cesspit ☐ Units } as existing

12. How is kitchen waste water disposed of?

Units have their own sinks connected to foul drainage. ☐ Units
Communal washing up sinks/waste water disposal points connected to foul drainage. ☐ Units
Other (Please give details) ☐ Units } as existing

No waste water disposal ☐ Units

13. How is surface water drainage provided?

as existing

14. How is refuse stored on the site?

Individual bins at each unit	<input type="checkbox"/> Units	} as existing
Communal wheeled bins or skips	<input type="checkbox"/> Units	
Communal bin store	<input type="checkbox"/> Units	

15. Do units use liquefied petroleum gas (LPG) cylinders?

Yes	<input type="checkbox"/>	} as existing
No	<input type="checkbox"/>	

16. Is there a LPG storage area on the site?

Yes	<input type="checkbox"/>	} as existing
No	<input type="checkbox"/>	

17. Has the applicant held a site licence which has been revoked at any time in the last three years?

Yes	<input type="checkbox"/>
No	<input checked="" type="checkbox"/>

18. Was the site in use as a caravan site:

On 9 th March 1960	<input type="checkbox"/>
On 29 th March 1960	<input type="checkbox"/>
At any other time since 9 th March 1958	<input checked="" type="checkbox"/>

If so, when:

19. Address for correspondence:

Caravan site	<input type="checkbox"/>
Applicants address	<input checked="" type="checkbox"/>
Other (please state below)	<input type="checkbox"/>

Name:

Address:	
Post Code:	Phone: Mobile: e-Mail:

Signed: <i>Graham Ansell Associates</i> Dated: <i>23/7/2020</i>											
With the application form, please send the following: A layout plan of the site at 1:500 scale including: <table> <tr> <td>A. Site Boundaries</td> <td>B. Position and numbering of touring/holiday caravans and residential park homes.</td> </tr> <tr> <td>C. Roads and footpaths</td> <td>D. Toilet blocks, stores and other buildings</td> </tr> <tr> <td>E. Water Supplies</td> <td>F. Recreational spaces</td> </tr> <tr> <td>G Fire points</td> <td>H. Parking spaces</td> </tr> <tr> <td colspan="2">I. Foul and surface water drainage</td> </tr> </table>		A. Site Boundaries	B. Position and numbering of touring/holiday caravans and residential park homes.	C. Roads and footpaths	D. Toilet blocks, stores and other buildings	E. Water Supplies	F. Recreational spaces	G Fire points	H. Parking spaces	I. Foul and surface water drainage	
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C. Roads and footpaths	D. Toilet blocks, stores and other buildings										
E. Water Supplies	F. Recreational spaces										
G Fire points	H. Parking spaces										
I. Foul and surface water drainage											

If you are proposing to amend, add or remove site licence conditions then please provide the information on an additional sheet attached to the application.

Please return this completed form to:

The Licensing Team
 Town Hall
 Lytham St Annes
 Lancashire
 FY8 1LW



Town and Country Planning Act 1990

Town and Country Planning (Development Management Procedure) (England) Order 2015

Variation of Condition Granted

Part 1 - Particulars of Application

Application Number: 20/0368

Location: NEWTON HALL HOLIDAY CENTRE, STAINING ROAD, STAINING,
BLACKPOOL, FY3 0AX

Description: APPLICATION TO REMOVE CONDITION 1 OF PLANNING PERMISSION
18/0104 IN ORDER TO ALLOW OCCUPATION OF HOLIDAY
ACCOMMODATION FOR 12 MONTHS OF THE YEAR

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 the development referred to in Part 1 hereof subject to the following condition(s):

1. The caravans and other forms of accommodation on the site shall be used as holiday accommodation only and shall not be let, sold or otherwise occupied as permanent residential accommodation or for any other purpose (including any other use falling within Class C3 of the schedule to the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that class in any statutory instrument amending or replacing that Order). The owners/operators of the site shall maintain an up-to-date register of the names and main home addresses of all owners and occupiers of the holiday accommodation and, upon reasonable request, shall make this information available to the Local Planning Authority.

Reason: The development has been permitted for holiday use only. It would be inappropriate for the holiday accommodation to be occupied as permanent residential accommodation as this would result in the introduction of dwellings in an unsuitable location within the Green Belt and would diminish the contribution that the provision of visitor accommodation on this site makes to the rural economy. Accordingly, the occupancy restriction is required pursuant to the provisions of Fylde Local Plan to 2032 policies GD2 and EC7, and the aims of the National Planning Policy Framework.

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 policies of the Fylde Local Plan to 2032 and all other relevant planning guidance and in particular policies:

Fylde Local Plan to 2032:

EC7 Tourism Accommodation

GD2 Green Belt

Informative notes:

1. Statement under Article 35(2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015:

The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraph 38 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.

2. Licensing controls:

The applicant is advised that the variation to conditions granted by this planning permission may also have implications for the current site licence as follows:

1. The site owner or agent is advised to make an application to the Licensing Department of Fylde Borough Council to vary the current site licence as per the Caravan Sites and Control of Development Act 1960. Information on how to make an application can be found via the council's website.
2. Static holiday caravans shall be occupied for holiday purposes only and not as a person's permanent, sole or main place of residence.

The licence holder must keep the following records for each static caravan on site:

- a. The name and current home address of the owner; and
- b. Documentary evidence of the current home address of the owner
- c. and must allow the licensing authority to inspect them at any reasonable time.

Date of Decision: 20/07/2020

Signed:



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

Mr Salisbury
Graham Anthony Associates
2 Croston Villa
High street
Garstang
Preston
PR3 1EA

**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 £34 for householder applications and £116 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 made as early as possible to arrange for Utility connections.

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.

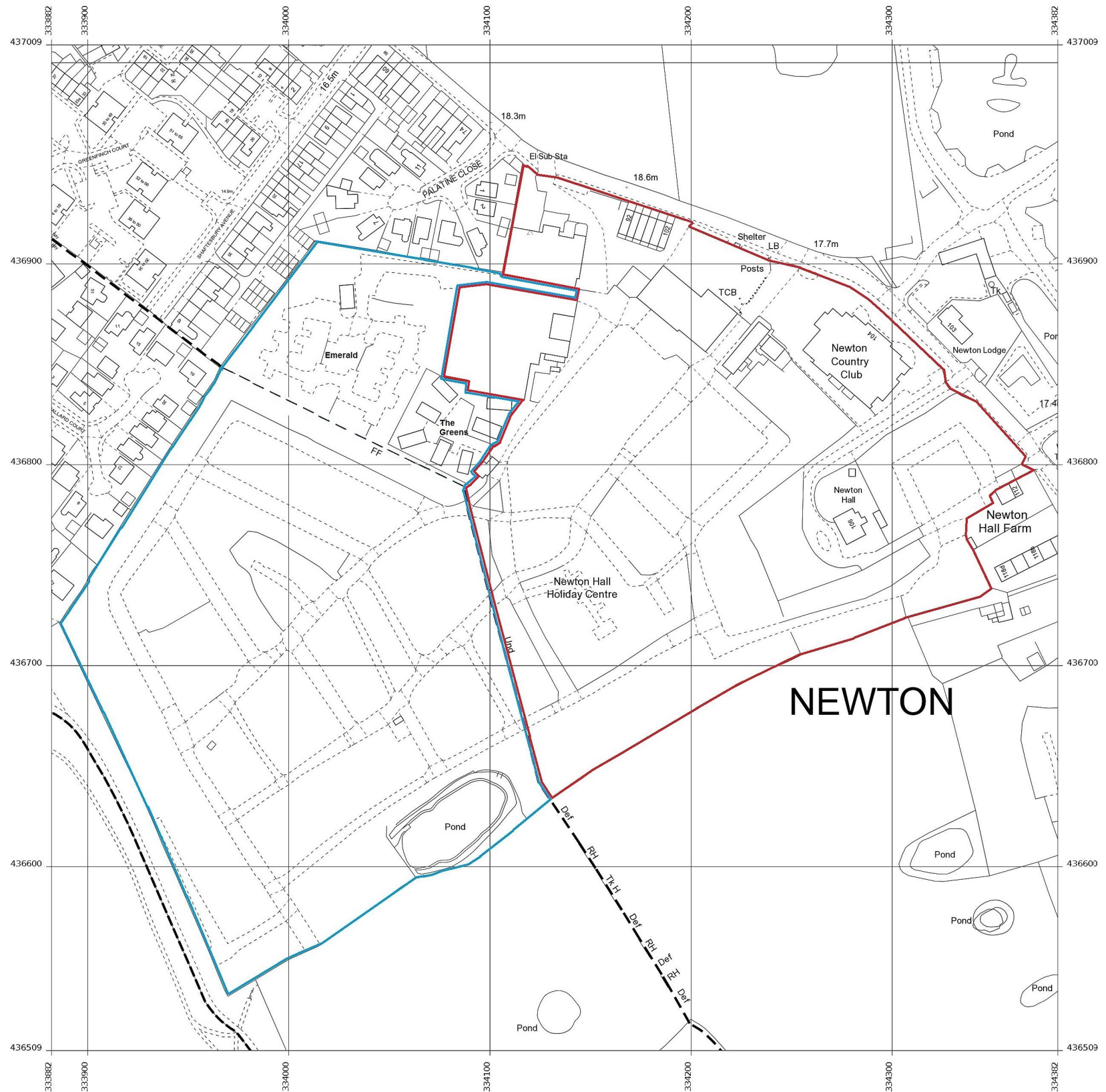
SAVE THAT in circumstances **where an enforcement notice has been served** for the same or very similar development, the time limit to lodge an appeal (in all cases) is:

- 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/planning-inspectorate>.

Location Plan - Full planning application to amend the closed period on the Holiday Park. Closed period to be between 15th December and 6th February at Newton Hall Holiday Park. Staining Road. Staining. Blackpool. FY3 0AX.

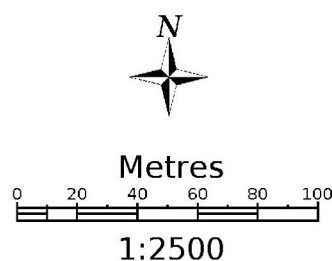
Applicant: Partingtons Holiday Centres Ltd. Chapel Court. 204 Fleetwood Rd North. Thornton-Cleveleys. Lancashire. FY5 4BJ.



Supplied by: Stanfords
© Crown copyright and database rights 2017 OS 100035409
Reference: 01180647
Centre coordinates: 334132 436759

Produced from the Ordnance Survey
MasterMap(Topography)Database and incorporating surveyed
revision available at this date.

The representation of a road, track or path is no evidence
of a right of way. The representation of features as
lines is no evidence of a property boundary.

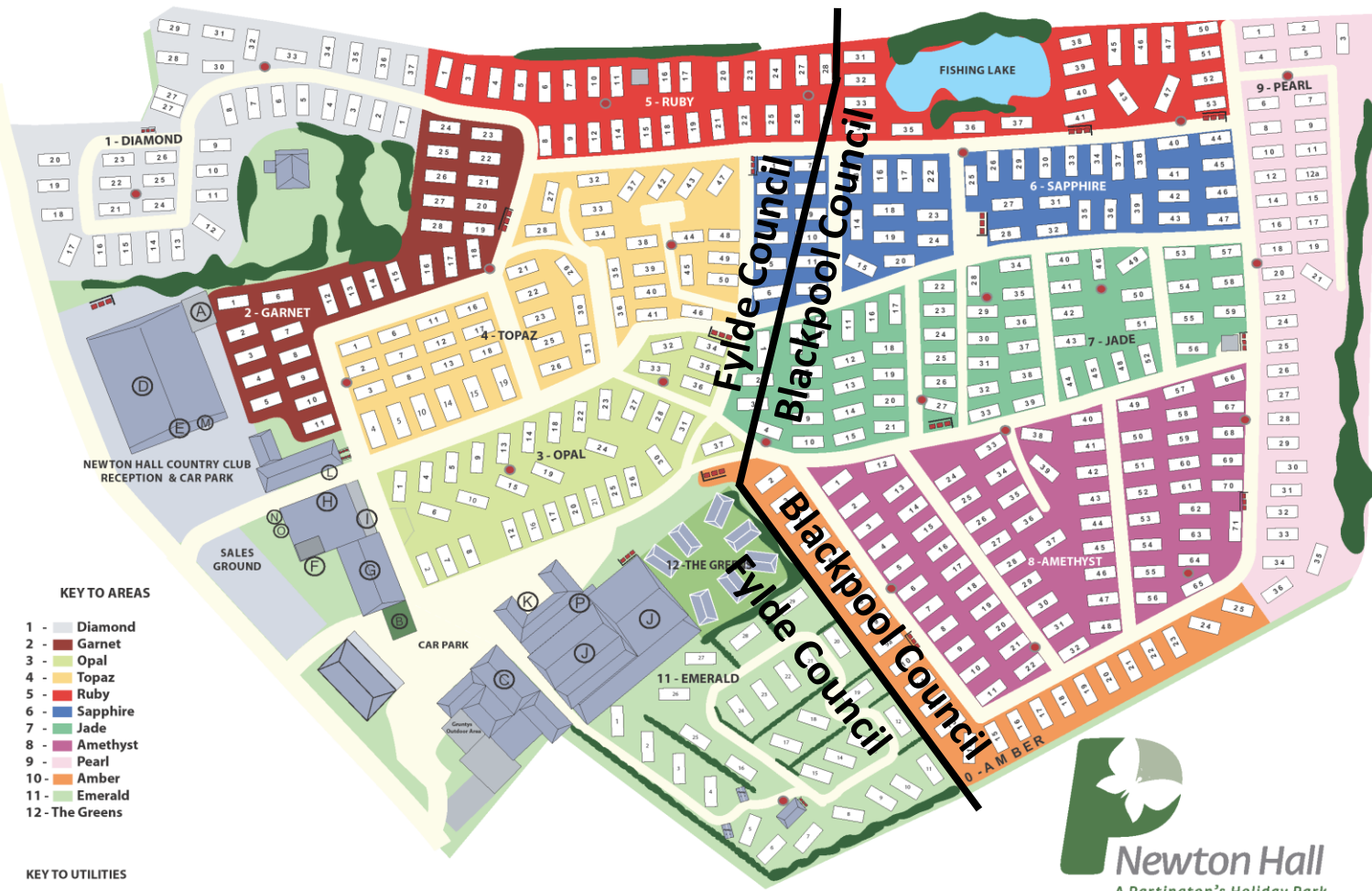


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DATE: December 2017
DRG No: LPD1117/PGNH/LP1A
SCALE: 1:2500@A3 © Copyright



KEY TO AREAS

- 1 - Diamond
- 2 - Garnet
- 3 - Opal
- 4 - Topaz
- 5 - Ruby
- 6 - Sapphire
- 7 - Jade
- 8 - Amethyst
- 9 - Pearl
- 10 - Amber
- 11 - Emerald
- 12 - The Greens

KEY TO UTILITIES

- | | | |
|------------------------------|---------------------------------|------------------------|
| A - Childrens Play Area | I - Public Toilets | Refuse Disposal Points |
| B - Footy 'Kick-about' area | J - Flat Green Bowling Centre | Fire Extinguishers |
| C - Gruntys Day Care Nursery | K - Newton's Coffee Shop | |
| D - Licensed Country Club | L - General Store | |
| E - Park Reception | M - Sales Office | |
| F - Launderette | N - Public Telephone | |
| G - Indoor Swimming Pool | O - Fish & Chip Shop | |
| H - Amusement Arcade | P - Licensed Stanley Sports Bar | |

Free Wi-Fi
Ask at Park Reception for details

Emerald- Our New Development with 10 1/2 Month Season!
Ask at Park Reception for details



Staining Road, Staining Near Blackpool, FY3 0AX

Park Tel: 01253 882512
Park Fax: 01253 893101
Customer Service Centre Tel: 01253 879911
Email: newtonhall@partingtons.com
Web: www.partingtons.com