

DECISION ITEM

REPORT OF	MEETING	DATE	ITEM NO
RESOURCES DIRECTORATE	PUBLIC PROTECTION COMMITTEE	14 FEBRUARY 2018	8

CARAVAN SITE LICENSING- WHITMORE FARM CARAVAN PARK

PUBLIC ITEM

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

SUMMARY

A request has been received from the site owner to amend the site licence:

1. To allow all year round use as a touring caravan site; and
2. Without restriction to the length of stay.

RECOMMENDATION

That the Committee considers report, to cancel Condition 25, 26 and points 5 and 6 of the site licence to allow all year round use of the caravan site and removal of 21 maximum stay. In line with the Councils Planning Departments decision to permit the caravan park to remain open all year round, without a restriction on the length of stay.

SUMMARY OF PREVIOUS DECISIONS

On the 15th February 2017, the Public Protection Committee increased the number of touring caravans to 43 and to permit caravan pitches 26 to 43 (land to the East side of the site) to be used in excess of 21 days.

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. The Licensing Department received correspondence on 29th January 2018¹, from the site owner of Whitmore Farm Caravan Park, Bradshaw Lane, Greenhalgh, Preston, Lancashire.

¹ Appendix 1- Correspondence from site owner- 29th January 2018

2. The applicant is seeking to cancel points 5 and 6 of the licence as well as conditions 25 and 26 of the site licence issued on the 21st February 2017², as detailed in the table below-

Existing Condition	Proposed cancellation and reason	Officer comments and recommendation
<p>Condition 25- <i>“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”.</i></p> <p>Point 6 of the site licence is a repeat of Condition 25.</p>	<p>To remove the closure period of between 1st January and the 14th February. To allow year round use of a touring caravan site without restriction in length of stay.</p>	<p>To permit all year round use of the touring caravan site.</p> <p>To cancel Condition 25 and point 6 of the site licence.</p> <p>Points 2-4 of the current licence ensure that the touring caravans are not used as a person’s sole or main permanent residence.</p>
<p>Condition 26- <i>Caravan pitches numbered 26 to 43 only located on the land to the east part of the site may be occupied in excess of 21 days, in accordance with planning approval. In contrast, the pitches located on the west side of the site shall not remain on the site for any one period exceeding 21 days”.</i></p> <p>Point 5 of the licence is a repeat Condition 26.</p>	<p>Remove the 21 day restriction.</p>	<p>To permit caravan pitches on the west part of the site to be used in excess of 21 days in line with planning variation 17/0924.</p> <p>To cancel Condition 26 and point 5 of the site licence.</p>

3. On the 21st December 2017, the Council’s Planning Department granted a variation [Ref- 17/0924³] to a condition to planning permission 78/0534 to allow all year round use as a touring caravan site without restriction on the length of stay.

4. Lancashire Fire and Rescue Services have been consulted on this application.

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	michaeld@fylde.gov.uk , Tel 01253 658620	5 th February 2018

² Appendix 2- Whitmore Farm Caravan Park issued on 21st February 2017

³ Appendix 3- Planning Reference 17/0924 Removal of Condition 2 and 4 of planning permission 78/0534 to allow all year round use as a touring caravan site without restriction on length of stay

BACKGROUND PAPERS

Name of document	Date	Where available for inspection
Whitmore Farm Caravan Park	5 th February 2018	1 st Floor Chaseley Building, St. Annes

Attached documents

Appendix 1-Correspondence from the site owner dated 29th January 2018

Appendix 2-Whitmore Farm Caravan Park issues on 21st February 2017

Appendix 3- Planning Reference 17/0924 Removal of Condition 2 and 4 of planning permission 78/0524 to allow all year round use as a touring caravan site without restriction on length of stay