

DECISION ITEM

REPORT OF	MEETING	DATE	ITEM NO
RESOURCES DIRECTORATE	PUBLIC PROTECTION COMMITTEE	7 th JULY 2021	7
CARAVAN SITE LICENSING – CLIFTON FIELDS CARAVAN PARK TOURING 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 touring caravan site licence to remove the closure period.

RECOMMENDATION

1. That the Committee considers a request to amend condition 2 of the touring site licence which currently states

–

Caravans shall be used solely for human habitation as static holiday caravans and no caravan shall be occupied between 18th January and 1st March in any one year.

to

Caravans shall be used solely for human habitation as touring holiday caravans between the 1st January and 31st December each year.

SUMMARY OF PREVIOUS DECISIONS

Planning application ref 13/0569 dated 04/11/2013 - Change of use of land from holiday caravan park with closure season to holiday caravan park open 12 months of year.

CORPORATE PRIORITIES

Economy – To create a vibrant and healthy economy	✓
Environment – To deliver services customers expect	✓
Efficiency – By spending money in the most efficient way	✓
Tourism – To create a great place to live and visit	✓

REPORT

1. Clifton Fields Caravan Park, Peel Road, Blackpool benefits from a touring caravan site licence allowing for 100 caravans to be stationed on the site at any one time. (Appendix 1)
2. An application was received on 8th February 2021 (Appendix 2) to amend condition 2 of the site licence issued on 11th June 2012 which states:

Caravans shall be used solely for human habitation as static holiday caravans and no caravan shall be occupied between 18th January and 1st March in any one year. (please note there is a typing error in this condition and static holiday should say touring).

To

Caravans shall be used solely for human habitation as touring caravans between 1st January and 31st December each year.

3. The council has granted permission for the site to be used all year round under planning consent 13/0569 and planning officers have confirmed that they have no objections to the grant of the variation application (Appendix 3a & 3b).
4. Lancashire Fire & Rescue Service has been consulted on this application and has not expressed any concerns.
5. An email was 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 –

Touring 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 touring caravan on site:

- a. *The names 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 touring 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 agent has provided the following response by email –

Comprehensive conditions preventing residential occupancy of holiday caravans are already contained within the planning permissions for both sites and are not therefore really necessary to duplicate in the Site Licence.

The planning decision notice including conditions can be viewed at appendix 3b and the agents report which accompanied planning application ref 13/0569 at appendix 3c.

6. The committee is asked to consider whether the application to amend condition 2 should be granted and, if it is, whether the additional conditions set out in paragraph 5 should be added to the licence. The site owner can appeal to the magistrates' court against a refusal to agree to the amendment and against the addition of the new condition.

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	HYPERLINK mailto:joanne.gallagher@fylde.gov.uk joanne.gallagher@fylde.gov.uk 01253 658609	24 th May 2021

BACKGROUND PAPERS		
Name of document	Date	Where available for inspection
Clifton Fields Caravan Park	24 th May 2021	Clifton Fields Caravan Park

Attached documents

- Appendix 1 - Existing site licence
- Appendix 2 - Application to vary site licence
- Appendix 3a - Planning Approval
- Appendix 3b - Planning decision notice
- Appendix 3c - Justification to planning
- Appendix 4 - location Plan
- Appendix 5 - Site layout