

DECISION ITEM



REPORT OF	MEETING	DATE	ITEM NO
RESOURCES DIRECTORATE	PUBLIC PROTECTION COMMITTEE	27 NOVEMBER 2015	5

CARAVAN LICENSING- STANLEY VILLA FARM (FYLDE TROUT FISHERY)

PUBLIC ITEM

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

SUMMARY

Application is to increase the total number of camping pods on site licence from 21 to 24. The committee is also invited to consider a revision of the remainder of the existing conditions attached to the licence, to assist with relevance and enforceability.

RECOMMENDATION

1. To consider approval to amend Condition 1 of the site licence, in increase the total number of camping pods from 21 to 24.
2. That the committee is minded to substitute the draft conditions set out in the schedule to this report for the conditions that presently apply to the licence, and invite representations from the site owner on them.

CORPORATE PRIORITIES

To Promote the Enhancement of The Natural & Built Environment (Place)		To Encourage Cohesive Communities (People)	
To Promote a Thriving Economy (Prosperity)	✓	To Meet Expectations of our Customers (Performance)	

SUMMARY OF PREVIOUS DECISIONS

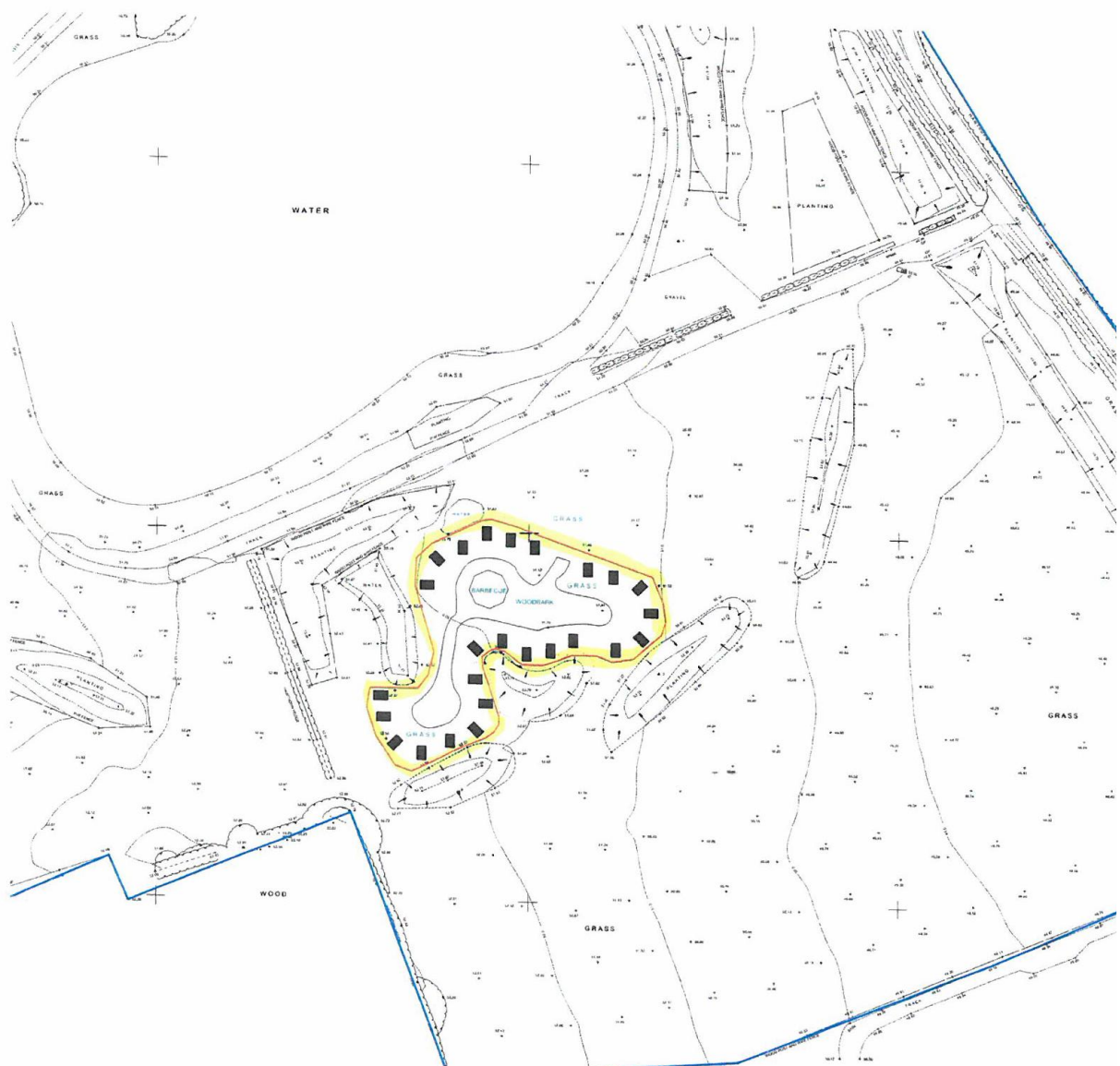
There are no previous committee decisions relating to this matter.

REPORT

1. Stanley Villa Farm is a licensed caravan site in the parish of Weeton-with-Preese. The nature of the site is unusual, in that it consists of small camping pods rather than conventional caravans. The pods typically measure 2440mm wide x 3720mm long with a maximum height of 2780mm. and do not have any facilities save bed platforms. Nevertheless, they fall within the statutory

definition of a caravan, and the site therefore requires licensing under the Caravan Sites and Control of Development Act 1960.

2. The site is presently licenced for 21 such pods¹. An application has been received to vary condition 1 of the licence to increase the permitted number of pods to 24. This is in line with the most recent planning consent, which permits 24 units. Ariel photography appears to show 25 units already in situ, although the site owner is only intending to use 24 pods for human habitation as one pod will solely be used for storage.
3. The licence presently limits the location of the pods to a specific area shown on the plan below edged in yellow.



Officers consider that the yellow-edged area is capable of accommodating the larger number of pods applied for, and that the application ought therefore to be granted.

¹ Fylde Trout Fishery site licence, issue on 03/03/2014

4. The Secretary of State has specified model standards with respect to the layout of, and the provision of facilities, services and equipment for particular types of caravan site. In deciding what (if any) conditions to attach to a site licence the council must have regard to the relevant standards.
5. An application to vary a licence condition presents an opportunity to review the suitability of the other conditions that presently apply. The present licence reflects the model standards, but does so in a way that simply transposes much of the wording of the standards, rather than applying them to the specific circumstances of the individual site. This raises questions about the applicability and enforceability of many of them. It would also be helpful to clarify that the licence is intended to permit the use of the camping pods and not any other kind of caravan.
6. The committee is therefore invited to consider altering the existing conditions that apply to the site licence for Stanley Villa Farm such that the conditions set out in the schedule of amended conditions appended to this report apply instead of the present conditions.
7. Before exercising their powers to alter any conditions attached to a site licence, the authority is required² to afford the holder of the licence an opportunity to make representations. The committee is therefore asked, if they propose to make any change to the licence conditions other than the increase in numbers applied for, to invite the site owner to make representations and consider any such representations at a further meeting.

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
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LIST OF BACKGROUND PAPERS		
Name of document	Date	Where available for inspection
Premises File	13 th November 2015	Room 219 Chaseley Building

Appendices

1. Existing site licence, issue on 03/03/2014
2. Schedule of suggested amended conditions

² Caravan Sites and Control of Development Act 1960, section 8(1)