

APPENDIX 6 – Extracts from Existing Fylde Planning Policy

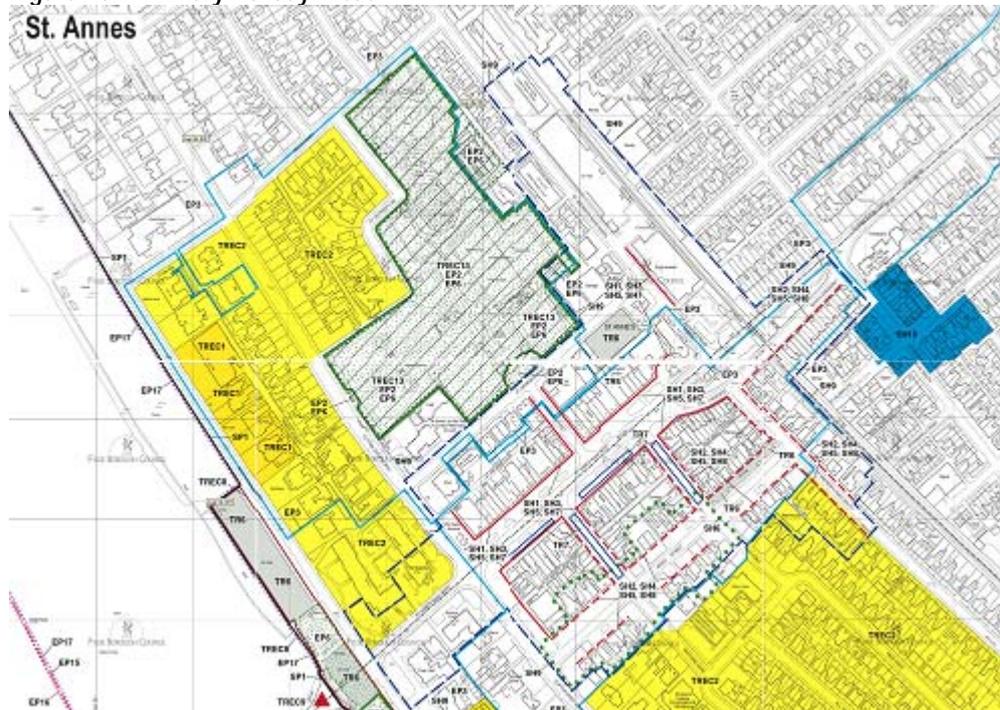
1.1 Primary Holiday Areas

The only identifiable holiday accommodation areas are in St Annes. There are no primary holiday areas in Lytham. The Council has defined two primary holiday areas on North Promenade and South Promenade within which further losses of hotel development for purposes other than tourism accommodation will be strictly resisted. The primary holiday areas lie in close proximity to the resort's main tourist attractions on the seaward side of North and South Promenade.

1.1.1 Saved Policy TREC1

'The Provision of new hotels, guest houses, holiday flats and extensions of existing facilities will be permitted in the primary holiday area. The development of and change of use to non tourism related uses including rest homes, nursing homes, residential flats and offices will not be permitted in order to maintain the character and appearance of this predominately tourist area.'

Figure A6.1: Primary Holiday Areas



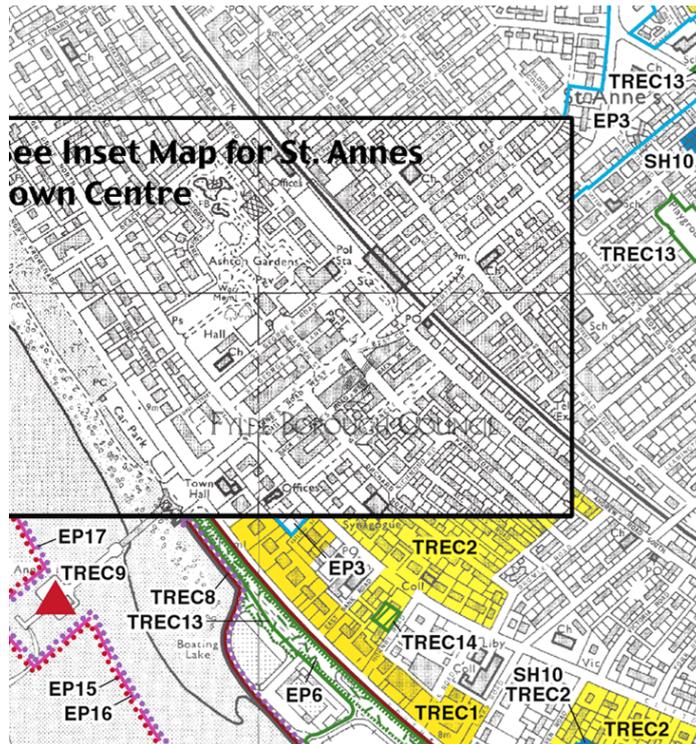
1.2 Secondary Holiday Areas

In addition to the primary holiday areas, the Council has defined three other areas which are characterised by a significant level of hotels, guest houses and holiday flats amongst other private dwellings. Within these areas the Council would be happy to accept the further development of tourist accommodation either in terms of new operations or in terms of extensions to existing premises. Within the secondary holiday areas the Council will allow the change of use, in principle, of premises from tourist accommodation to land uses compatible with a residential area.

1.2.1 Saved Policy TREC2

'The development of new hotels, guest houses, holiday flats and extensions of existing facilities will be permitted in the defined secondary holiday areas. Within secondary holiday areas the change of premises from tourist accommodation to land uses compatible with a residential area will be permitted in principle. Within Lytham St Annes but outside the defined holiday area, the development of holiday accommodation will be permitted providing that scale, siting and design are taken into account and it is in keeping with the character of the area and does not significantly prejudice residential amenity.'

Figure A6.2: Secondary Holiday Areas



1.3 Tourism Accommodation outside Lytham St Annes

Whilst the purpose of the planning system is not to protect established businesses against new competition, safeguarding the vitality and viability of the sea front holiday areas in general is a relevant planning concern.

1.3.1 Saved Policy TREC3

'The development of hotels and other tourist accommodation facilities will be permitted outside Lytham St Annes in the following locations

- 1. In the settlements of Kirkham, Wesham, Freckleton, Warton and the smaller rural villages;*
- 2. In the countryside areas, small scale appropriate tourist accommodation in line with Policies SP2, SP5, and SP9*
- 3. In green belts, small scale appropriate tourist accommodation by conversion from existing buildings, in line with Policies SP3 and SP5;*
- 4. Within Ribby hall and Leisure Village*

Development Proposals which are inappropriate in terms of their scale, siting and design will not be permitted. Very high standards of design will be required for development in countryside areas and greenbelt.

1.4 Conversion of Rural Buildings for Tourist Development

The re-use of buildings where they are substantial and permanent and capable of appropriate conversion to a tourism use can help to diversify a farming operation and the rural economy in general. The Council will encourage the re-use of such buildings for tourist facilities in appropriate circumstances. Proposals for tourist accommodation will be determined having regard to Policy SP5.

1.5 Large-Scale Tourist & Leisure Development

In general, the Council takes a cautious view of large scale development proposals of this type outside the seafront tourist areas because of the potential for the viability and vitality of these areas (and those in adjacent local authority areas) to be undermined, and because of the likely effects on the character and amenities of the countryside if development is proposed outside the urban settlements.

1.5.1 Saved Policy TREC5

Proposals for tourism development, including major leisure complexes, will only be permitted where:-

- 1. The need for the proposal has been demonstrated*
- 2. The proposal cannot be located in Lytham St Annes or other nearby resorts; and*
- 3. It can be demonstrated that there is no sequentially preferable location*

Where these requirements are satisfied, development proposals will be permitted subject to the following criteria being met:-

- 1. The development would not undermine the vitality of the tourist areas of Lytham St Annes or other nearby resorts;*
- 2. The development would not have a significant prejudicial effect on the character or visual amenities of the area, the benefits of the development to the local economy would outweigh the harm to the character and amenities of the countryside;*
- 3. The site is not within the green belt;*
- 4. The design and layout is acceptable and the proposal includes appropriate landscaping;*
- 5. The development would not be detrimental to the amenities of adjacent or nearby dwellings and would not promote conflict with any other nearby land uses or operations including farming operations;*
- 6. The site is not at significant risk from flooding;*
- 7. The development would not involve the permanent loss of the best and most versatile agricultural land;*
- 8. The site has or is capable of being provided with safe and adequate vehicular access and is capable of being adequately served by the local highway network;*
- 9. The site is served by a satisfactory existing level of public transport or as a result of investment by the developer is brought to a satisfactory level or service before the development is first occupied*

10. Satisfactory foul and surface water drainage disposal arrangements and other essential services can be provided;

11. The development would not have an adverse impact on a site of special scientific interest, biological heritage site or geological heritage site.

1.6 Tourism Development on the Seafront

The Council recognises that if the resort is to remain viable and competitive there is a need to respond to changes in public demand and the leisure market. This will involve encouraging the provision of new appropriate leisure and tourist facilities whilst at the same time preserving those attractive and traditional qualities that currently contribute to the resort's attractiveness.

1.6.1 Policy TREC 8

The development of new tourist and leisure facilities will be permitted within the seafront area at St Annes and Ansdell/Fairhaven, as defined on the proposals map, providing that these are appropriate for a seafront location, respect the character of the area and do not prejudice the visual and other amenities of the seafront and nearby residential properties'.

1.7 Static Caravans & Chalets

In Fylde Borough, the Council has issued site licences in respect of some 3011 static holiday caravans and chalets on 36 different sites. Sites are distributed throughout the Borough but with particular concentrations at Little Singleton, Little Eccleston, Staining, Marton Moss/Peel Hill, and Warton.

In view of the extensive availability of existing sites, the Council only permits applications for new static caravan sites where these form part of an existing or planned recreational facility. Extensions to existing sites will only be acceptable in principle where this would result in an environmental improvement to the area for example by lowering caravan densities and through the provision of additional landscaping, and where there is no overall increase in the number of static caravans or chalets on the site.

Given the high technical specifications of modern units and their capacity for use all year round, one of the Council's concerns is to ensure that static caravans and chalets are used for holiday purposes only and that they do not become permanent dwellings which would breach normal settlement policy. For these reasons, the Council will make any planning permission for static caravans subject to conditions restricting the use of the units to holiday use only and requiring a minimum six week period normally mid January to the end of February during which the units will not be occupied.

1.7.1 Saved Policy TREC 6

The development of static holiday caravans and holiday chalet sites will not be permitted unless all of the following criteria are met:-

1 (a) If the development is an extension to an existing static holiday caravan or chalet site, the extension is modest and would allow a lower density layout and improved landscaping and there is no overall increase in the number of static caravans or chalets on the site; or

(b) The development forms an integral part of an existing or planned major recreational or leisure facility;

2. *The development would not itself or in conjunction with other existing or committed similar developments has a significant prejudicial effect on the character, visual or other amenities of the area.*
3. *The development would not have an adverse impact on the distinctive characteristics of an identified landscape character tract;*
4. *The site is not within the green belt;*
5. *The design and layout of the site is acceptable and the proposals include appropriate landscaping;*
6. *The development would not be detrimental to the amenities of adjacent or nearby dwellings and would not promote conflict with any other nearby land uses or operations, including farming operations;*
7. *The site is not at significant risk from flooding;*
8. *The development would not involve the permanent loss of the best and most versatile agricultural land;*
9. *The site has or is capable of being provided with safe and adequate vehicular access and is capable of being adequately served by the local highway network;*
10. *Satisfactory foul and surface water drainage disposal arrangements and other essential services can be provided;*
11. *The development would not have an adverse impact on a site or special scientific interest, biological heritage site or geological heritage site.*

The siting of static holiday caravans and chalets as replacements for touring caravans on existing caravan sites will not be permitted unless all of the criteria 2-11 above are met and provided that the proposed development would not result in a deficiency of touring caravans pitches in the locality.

Where planning permission is granted for new static caravan sites, a minimum specified six week period per year will be required when the units remain unoccupied.

1.8 Touring Caravan & Camping Sites

In considering proposals for new touring caravan and camping facilities, the Council will have primary regard to the effect of development on the rural character of the area and whether there is a need for additional provision in the area.

Given the nature of touring caravans, it will be important to ensure that vehicular access to any new site is adequate and that the local highway network is capable of accommodating the likely traffic generation both in terms of number and type of vehicles. It will also be important not to locate this type of use in areas of nature conservation importance, in areas subject to flood risk or where they could prejudice the quiet enjoyment of the countryside for residents and visitors. Where new touring caravan sites are permitted or where existing seasonal occupancy conditions are proposed to be relaxed, the Council will require a six week period during which all caravans are removed from the site.

1.8.1 Policy TREC 7

Touring caravan and camping sites will be permitted in areas where existing provision is inadequate and providing that all the following criteria can be met:-

1. *The site is not within the green belt;*
2. *The proposed development would not itself or in conjunction with other existing or proposed similar developments have a significant prejudicial effect on the character or visual amenities of the area;*
3. *The site is not at significant risk from flooding;*

4. The development would not involve the permanent loss of the best and most versatile agricultural land;

5. The design and layout of the site and buildings is acceptable and the proposal includes appropriate landscaping;

6. The development would not be detrimental to the amenities of adjacent or nearby dwellings and would not promote conflict with any other nearby land uses or operations, including farming operations;

7. The site must have or be capable of being provided with safe and satisfactory vehicular access; and should be capable of being adequately served by the local highway network;

8. Satisfactory foul and surface water drainage disposal arrangements and other essential services can be provided.

Where planning permission is granted for new touring caravan sites, the Council will require a minimum six week period per year during which no caravans will be stationed on the site.