

Caravan Sites and Control of Development Act 1960



**Licence authorising land to be used as a
Residential Mobile Home & Caravan Park**

Licence Number: 3L1/050381

Number of Plots: 24

The DISTRICT COUNCIL of NORTH SOMERSET in pursuance of the powers conferred on them by Sections 3 and 5 of the Caravan Sites and Control of Development Act 1960 **HEREBY LICENCE:-**

Mr Peter Penfold

Of: Heathgate Farm
Bristol Road
Hewish
BS24 6SG

To allow the land situated at and known as:-

Moorland Park
Bristol Road
Hewish
BS24 6SQ

and delineated in **RED** on the site plan (attached) to be used as a **RESIDENTIAL MOBILE HOME & CARAVAN PARK**

This licence is granted subject to compliance with the conditions specified in the attached schedules A and B, and in all other respects to the Council's adopted standards for a **RESIDENTIAL MOBILE HOME & CARAVAN PARKS**

To be used as a caravan site for Gypsies and Travellers as planning consent under the Town and Country Planning Act 1971 has been granted and subject to the conditions attached hereto.

Dated:

.....27th November.....2017

Signed:



Lisa Osborn
Private Sector Housing Manager
Private Sector Housing

TRANSFER OF LICENCE - This licence must be returned before any change of ownership of the site.

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SCHEDULE A SPECIAL CONDITIONS

1. The layout of the site shall be in accordance with the attached layout plan delineated in blue.
2. Any alteration to the site layout shall be submitted to, and approved in writing by the Council on a copy of the approval plan.
3. No caravan on site shall be occupied for any use, except as defined by the Planning Permission number 17/P/1403/F dated 29th September 2017.
4. The site shall only be occupied by Gypsies and Travellers as defined within the DCLG document "Planning Policy for Traveller Sites"
5. A touring unit may consist of a tent, either pitched on the ground or mounted on a trailer, or a caravan (as defined by Section 29(1) of the Caravan Sites and Control of Development Act 1960), with or without a Detachable extension.

Dated:

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Signed:



Lisa Osborn
Private Sector Housing Manager
Private Sector Housing



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**SCHEDULE B
STANDARD CONDITIONS**

- 1 The Boundaries and Plan of the Site**
(I) The boundaries of the site from any adjoining land shall be clearly marked by a man made or natural feature.
- 2 Density, Spacing and Parking Between Caravans**
(i) Every caravan must where practicable should be spaced at a distance of no less than 6 metres from any other caravan which is occupied as a separate residence.
(ii) Where there are wooden structures such as sheds on pitches, they are to be replaced with non-combustible alternatives when they reach the end of their servicable life.
(iii) Vehicles may be parked within the pitches provided that they do not obstruct entrances to caravans or access around them.
(iv) The density of caravans on a site shall be determined in accordance with relevant health and safety standards, planning permissions and fire risk assessments.
- 3 Roads, Gateways and Overhead Cables**
(i) Roads shall be designed to provide adequate access for emergency vehicles
(ii) All roads shall have adequate surface water/storm drainage.
(iii) Roads shall be maintained in a good condition.
- 4 Footpaths and Pavements**
(i) Every caravan shall be connected to a road by a footpath with a hard surface which shall be maintained in good condition.
- 5 Lighting**
(i) Roads, communal footpaths and pavements shall be adequately lit between dusk and dawn to allow the safe movement of pedestrians and vehicles around the site during the hours of darkness.
- 6 Bases**
(i) Every unit must stand on a concrete base or hard-standing.
(ii) The base must extend over the whole area occupied by the unit, and must project a sufficient distance outwards from its entrance or entrances to enable occupants to enter and leave safely. The hard standings must be constructed to the industry guidance, current at the time of siting, taking into account local conditions.



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- 7 Maintenance of Common Areas, including Grass, Vegetation and Trees**
(i) Every part of the site to which the public have access shall be kept in a clean and tidy condition.
(ii) Every road, communal footpath and pavement on the site shall be maintained in a good condition, good repair and clear of rubbish.
(iii) Grass and vegetation shall be cut and removed at frequent and regular intervals.
- 8 Supply & Storage of Gas etc**
(i) Gas (including natural gas) and oil installations, and the storage of supplies (owned and operated by the licence holder) shall meet current statutory requirements, relevant Standards and Codes of Practice.
(ii) Liquefied Petroleum Gas cylinders must not be positioned or secured in such a way as to impede access or removal in the event of an emergency.
- 9 Electrical Installations**
(i) On the site there shall be installed an electricity network of adequate capacity to meet safely all reasonable demands of the caravans and other facilities and services within it.
(ii) The electrical network installations shall be subject to regulation under current relevant legislation and must be designed, installed, tested, inspected and maintained in accordance with the provisions of the current relevant statutory requirements.
- 10 Water Supply**
(i) All pitches on the site shall be provided with a water supply sufficient in all respects to meet all reasonable demands of the caravans situated on them.
- 11 Drainage and Sanitation**
(i) Surface water drainage shall be provided where appropriate to avoid standing pools of water.
- 12 Domestic Refuse Storage & Disposal**
(i) All refuse disposal shall be in accordance with all current legislation and regulations.
- 13 Vehicular Parking**
Suitably surfaced parking provision shall be provided to meet the requirements of residents and their visitors.
- 14 Communal Recreation Space**
On sites where it is practical to do so, suitable space equivalent to about one tenth of the total area of the site shall be allocated for recreational purposes.



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15 Notices and Information

- (i) The name of the site shall be displayed on a sign in a prominent position at the entrance to the site.
- (ii) A copy of the current site licence shall be available for inspection on request.
- (iii) A copy of the most recent periodic electrical inspection report shall be available for inspection on request.
- (iv) A copy of the fire risk assessment made for the site shall be available for inspection on request.

16 Flooding

- (i) The site owner shall consult the Environment Agency for advice on the likelihood of flooding, the depths and velocities that might be expected, the availability of a warning service and on what appropriate measures to take.

17 Requirement to Comply with the Regulatory Reform (Fire Safety) Order 2005

- (i) The site owner shall make available the latest version of the fire risk assessment carried out under the Regulatory Reform (Fire Safety) Order 2005 for inspection by residents and when demanded, a copy of the risk assessment shall be made available to the local authority on request.
- (ii) Occupants shall be made aware of the action to take in the event of fire at the commencement of their tenancy.
- (iii) Fire safety provision upon site shall reflect the recommendations within the latest Fire Risk Assessment.

Dated:

.....27th November.....2017

Signed:



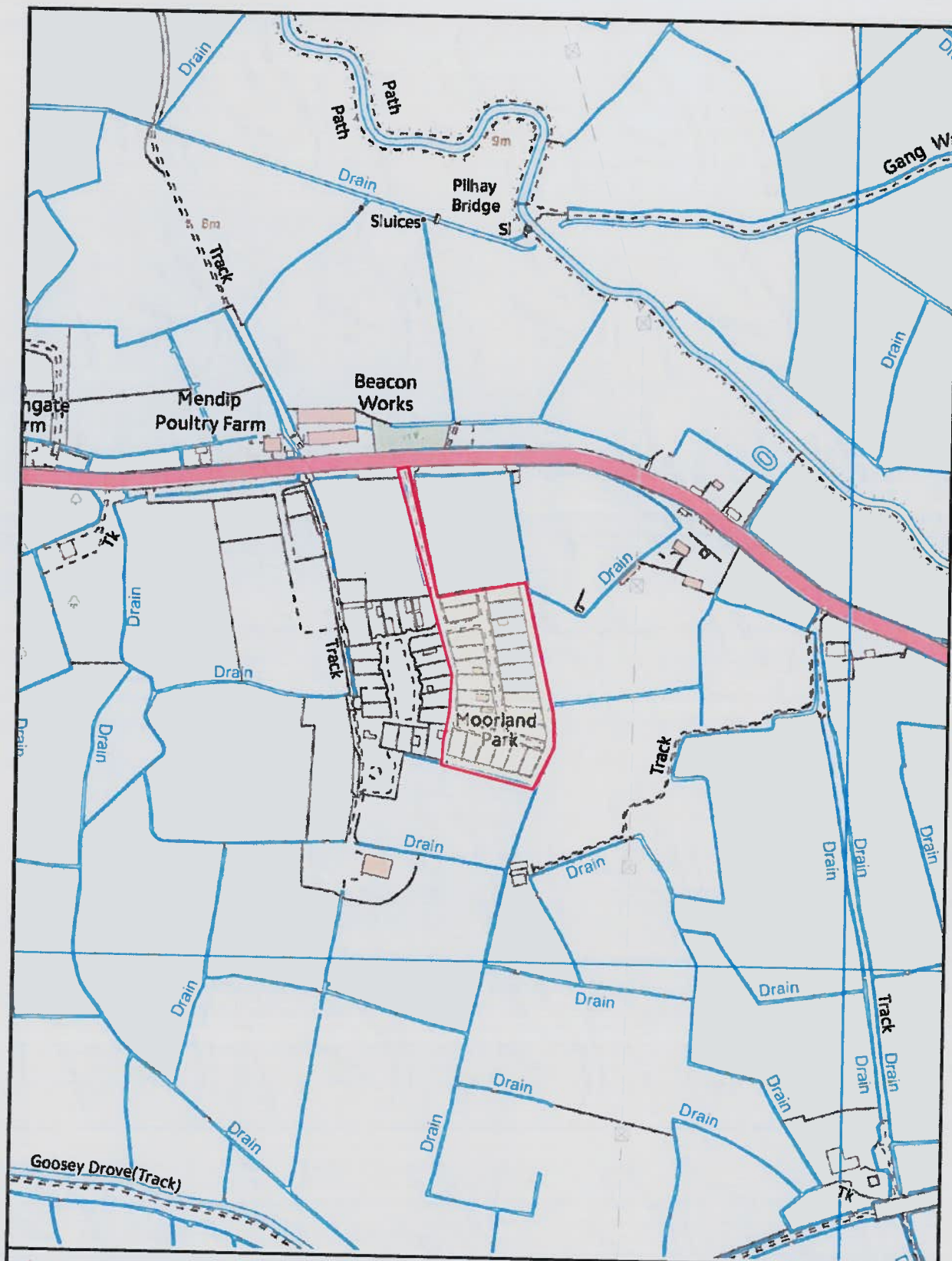
**Lisa Osborn
Private Sector Housing Manager
Private Sector Housing**



Scale: 1:1250
Date: 06 June 2017



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MOORLAND PARK (PART)

Scale: 1:5000
Date: 06 June 2017



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