



CARAVAN SITES AND CONTROL OF DEVELOPMENT ACT 1960

LICENCE AUTHORISING LAND TO BE USED AS A RESIDENTIAL MOBILE HOME SITE

Licence Number: RESMH3/2004

Number of Caravans: 22

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:-

of THE COMPANY SECRETARY
CHARLCOMBE CARAVAN PARK LTD
EDGE CUMBE HALL
RICHMOND HILL
CLIFTON
BRISTOL
BS8 1AT

To allow the land situated at and known as:-

TWO ACRES CARAVAN PARK
WALTON BAY
CLEVEDON
SOMERSET
BS21 7AY

and delineated in RED on the site plan (attached) to be used as a RESIDENTIAL MOBILE HOME SITE

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 RESIDENTIAL MOBILE HOME SITE

Signed:  Dated: 4 October 2004

Shane Dyke
HOUSING STANDARDS MANAGER
HOUSING STANDARDS TEAM

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

LIC25 Property Ref: 13131 Licence Ref: 1381

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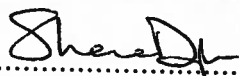
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**SCHEDULE A
SPECIAL CONDITIONS**

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 by the Council on a copy of the approved plan.
3. The number of units permitted on the site shall not at any time exceed 22.
4. No caravan on site shall be occupied for any use, except as defined by planning permission.
5. Any conditions which do not meet with current legislation, where it is not reasonably practicable to carry out remedial measures, but where there is no compromise to the health and safety of residents, a temporary dispensation to carry out works, not exceeding five years from the date of advisement may be granted.

Signed:  Date: 4 October 2004
Shane Dyke
HOUSING STANDARDS MANAGER
HOUSING STANDARDS TEAM

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SCHEDULE B
STANDARD CONDITIONS

- 1. Type of units permitted on site**
 - 1.1 All new and replacement units stationed on the site shall be specifically designed and built for use as residential mobile homes in accordance with BS3632.
 - 1.2 All homes on the site shall be maintained in good repair, in a sound weather-proof condition, and in a condition fit for human habitation.
- 2. Buildings and works on site**
 - 2.1 No building or structure or extension thereto, not otherwise permitted by licence, shall be erected unless plans are submitted and prior approval has been granted by the Local Authority.
 - 2.2 No alterations or additions shall be made to any underground drains or sewers unless plans are submitted and prior approval has been granted by the Local Authority.
- 3. Site Boundaries**
 - 3.1 The boundary of the site shall be clearly marked by a fence, hedge or similar.
 - 3.2 A 3 metre wide area shall be kept clear within the inside of all boundaries.
- 4. Density and Space Between Caravans**
 - 4.1 The gross density shall not exceed 50 mobile homes to the hectare, calculated on the basis of the usable area of the site, excluding roads, any communal areas or other areas unsuitable for siting units.
 - 4.2 The minimum separation distance between all units and any other structure shall be 6 metres.
 - 4.3 A shed, garage or covered storage space may be permitted between units only if it is of non-combustible construction, (including non-combustible roof) and sufficient space is maintained around each unit so as not to prejudice means of escape in case of fire. Windows in such structures shall not face towards the unit on either side.

- 4.4 Eaves, drainpipes and bay windows may extend into the 6 metre space, provided the total distance between two adjacent units is not less than 5.25 metres.
- 4.5 Any porch shall be no more than 2 metres in length and may protrude 1 metre into the 6 metre separating space. The porch door shall open outwards.
- 4.6 Every caravan shall be positioned not less than 2 metres from an internal carriageway, however where the turning requirement for emergency vehicles is compromised, this distance must be increased in accordance with Chief Fire Officer guidance.
- 4.7 No new pitch shall be stationed within 15 metres of any cesspool, or within 25 metres of any septic tank. No new cesspool or septic tank shall be installed within these distances from any pitch.
- 4.8 Each mobile home shall be numbered in a clearly visible manner.
- 4.9 No unit shall be stationed within 6 metres of any communal sanitary convenience or dwelling.

5. Roads, gateways and footpaths

- 5.1 Roads of approved material and construction shall be provided so that no unit is more than 50 metres from a road.
- 5.2 Each standing shall be connected to a carriageway by a footpath with a hard even surface. The footpath shall be not less than 0.75 metres wide.
- 5.3 Roads shall be not less than 3.7 metres wide, or if they form part of a clearly marked one way traffic system, 3 metres wide. Gateways shall be a minimum 3.1 metres wide. All roads to have an even durable surface properly drained and maintained in good condition.
- 5.4 To permit the passage of emergency vehicles a minimum 3.7 metres height clearance shall be maintained and roadways shall have no overhead cables less than 4.5 metres above the ground.
- 5.5 Emergency vehicle routes within the site shall be kept clear of obstructions at all times.

6. Site lighting

- 6.1 Suitable and sufficient site lighting shall be provided to adequately illuminate the roadways, footpaths, car parking areas and amenity block(s).

7. Hard standing

- 7.1 Each mobile home shall stand on a concrete hard standing which shall extend over the whole area occupied by the unit placed upon it, and shall project a sufficient distance outwards from its entrance or entrances to enable occupants to enter and leave safely.

8. Fire fighting equipment

- 8.1 Fire points shall be provided at approved positions so that no mobile home or site building is more than 30 metres from a fire point.
- 8.2 The fire points shall be housed in a weather-proof structure, easily accessible and conspicuously marked 'FIRE POINT'. All equipment susceptible to damage by frost shall be suitably protected.
- 8.3 The site shall be provided for fire fighting purposes with a water supply of sufficient pressure and flow to project a jet of water approximately 5 metres from the nozzle of an approved hose reel.
- 8.4 At each fire point, hose reels that comply with British Standard 5306 Part 1, permanently connected to a charged water supply and with not less than 30 metres of British Standard non-kinking hose terminating in a small hand-control nozzle shall be provided. The hose reels shall be housed in a suitable container painted red and marked 'HOSE REEL'.
- 8.5 A means of raising the alarm in the event of a fire shall be provided at each fire point. (e.g. automatic alarm, rotary gong alarm, hand operated siren or metal triangle and striker.)
- 8.6 All alarm and fire fighting equipment shall be maintained in efficient working order at all times. Appliances shall be checked by a competent person annually or as specified by the manufacturer. A log book shall be kept to record the date of all tests and any remedial action taken.

9. Fire notices

- 9.1 A clearly written and conspicuous notice shall be provided and maintained at each fire point to indicate the action to be taken in case of fire and the location of the nearest telephone by which to call the Fire Brigade. This notice should include the following:-

On discovering a fire -

- (i) Raise the alarm.
- (ii) Ensure the affected mobile home or site building involved is evacuated.
- (iii) Call the Fire Brigade (the nearest telephone is sited.....).

(iv) Attack the fire using the fire-fighting equipment provided, if safe to do so.

9.2 Clear instructions on method of operation of fire fighting and fire warning equipment shall be displayed at each fire point.

10. Fire hazards

10.1 Long grass and vegetation shall be cut at frequent and regular intervals where necessary to prevent it becoming a fire hazard.

10.2 The space beneath and between units shall not be used for the storage of combustible materials.

11. Telephones

11.1 An immediately accessible telephone shall be available on the site for calling the emergency services. A notice by the telephone shall include the address of the site.

12. Liquefied Petroleum Gas (LPG)

12.1 Exposed gas bottles or cylinders should not be within the separation boundary of an adjoining unit.

12.2 Arrangements for the storage and use of liquefied petroleum gas (LPG) on site shall be in accordance with the Health and Safety at Work etc Act 1974, and all relevant regulations, guidance notices and associated codes of practice.

12.3 Where there are metered supplies from a common LPG storage tank, then Guidance Note CS11 "The Storage and Use of LPG at Metered Estates" applies. The Gas Safety (Installation and Use) Regulations 1984 and the Pipe-lines Act 1962 may also be relevant.

12.4 LPG installations should conform to British Standard 5482, "Code of Practice for domestic butane and propane gas burning installations, Part 2: 1977 Installations in Caravans and non-permanent dwellings."

13. Mains Gas

13.1 The provision of mains gas shall be in accordance with all relevant acts, regulations, and authorisations, including:

The Pipelines Act 1962

The Gas Act 1986

The Gas Safety Regulations 1972

The Gas Safety (Installation and Use) Regulations 1984 and 1994

14. Gas Appliances

- 14.1 All fixed gas appliances provided to mobile homes owned by the licensee shall be annually serviced, and suitably maintained by a CORGI registered engineer in accordance with the Gas Safety (Installation and Use) Regulations 1994.
- 14.2 Inspection and maintenance reports as required by 14.1 shall be available at all reasonable times.

15. Electrical installations

- 15.1 The site shall be provided with an electricity supply sufficient in all respects to meet all reasonable demands of the caravans.
- 15.2 All new electrical installations, which are not Electricity Board works and circuits subject to regulations made under The Energy Act 1983, and The Electricity Act 1947, shall be installed, tested and maintained in accordance with the current provisions of the Institution of Electrical Engineers (IEE) Regulations for Electrical Installations and where appropriate, to the standard which would be acceptable for the purposes of the electricity Supply Regulations 1988.
- 15.3 Work on electrical installations and appliances shall be carried out only by competent persons. The installations shall be inspected periodically under the IEE Wiring Regulations, every year or such longer period (not exceeding three years) as is considered appropriate by the competent engineer.
- 15.4 Where an inspection reveals that the installation is dangerous, defective, or no longer complies with the regulations extant at the time of installation, works shall be carried out in accordance with current IEE Regulations, to remedy all such defects.
- 15.5 An NICEIC approved inspector shall within one month of such an inspection, issue an Inspection Certificate (in the form prescribed in the IEE Wiring Regulations) which must be retained by the site operator and displayed with the site licence.

16. Water supply

- 16.1 All caravans shall be provided with an adequate and wholesome water supply in accordance with the appropriate Water Byelaws and water quality regulations.

17. Drainage and sanitation

- 17.1 Satisfactory provision shall be made for foul drainage, either by connection to a public sewer or sewage treatment works or by discharge to a properly constructed septic tank or cesspool approved by the Local Authority.

- 17.2 A water closet shall be installed in each unit, also a sink, wash hand basin and bath or shower each provided with running hot and cold water.
- 17.3 Each mobile home shall be provided with a connection to the foul drainage system. The connection shall be capable of being made airtight when not in use.
- 17.4 Satisfactory provision shall be made for the disposal of surface water from the site, including hard standings, buildings, roads and footpaths where appropriate.

18. Car parking

- 18.1 For those mobile homes where car parking facilities do not exist between units, suitably surfaced car parking spaces shall be provided.
- 18.2 In addition to the car parking required for each unit, 3 extra car parking spaces shall be provided to meet the requirements of site occupants and visitors. The communal car parking areas shall be so arranged that a minimum of 3.5 metres clear space is maintained between the car park and adjacent units. All such areas to be suitably surface and drained.

19. Refuse Disposal

- 19.1 Adequate provision shall be made for the storage, collection and regular disposal of refuse from the site.
- 19.2 The licensee shall be responsible for ensuring that no refuse or litter is deposited on the site or land adjoining the site, other than within the refuse receptacles provided on site.


20. Recreation space

- 20.1 Where children live on the site, space equivalent to a minimum one-tenth of the area of the site shall be allocated for recreation purposes.

21. Notices

- 21.1 Suitable signs shall be prominently displayed at the site entrance indicating the name of the site.
- 21.2 A copy of the site licence with its schedule of conditions and the current electrical test certificate shall be displayed prominently on the site.
- 21.3 Notices and a plan shall be displayed prominently on site setting out action to be taken in the event of an emergency. They shall show where the Police, Fire Brigade, Ambulance and local doctors can be contacted and the location of the nearest public telephone. The notices shall also give the name and location/telephone number of the site licence holder or his/her accredited representative.

- 21.4 If there are overhead electric lines on site, suitable warning notices should be displayed at the entrance to the site and on supports for the lines.
- 21.5 All notices shall be suitably protected from the effects of the weather and displayed in a prominent position in an area lit by artificial lighting.

Signed:  Date: 4 October 2004
Shane Dyke
HOUSING STANDARDS MANAGER
HOUSING STANDARDS TEAM