

Caravan Sites and Control of Development Act 1960



Licence authorising land to be used as a Touring Caravan Site

Licence Number: 3L4/056370

Number of Caravans: 29 (as permitted by planning permission)

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:-

MS DEBORAH HOUSE
of BROOK LODGE
BRISTOL
BS40 5RB

To allow the land situated at and known as:-

BROOK LODGE FARM
COWSLIP GREEN
REDHILL
BRISTOL
BS40 5RB

and delineated in **RED** on the site plan (attached) to be used as a **TOURING CARAVAN 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 a **TOURING CARAVAN SITE**

To be used as a caravan site for not more than **29 Touring Units** at any one time for such a period as planning consent under the Town and Country Planning Act 1971 has been granted and subject to the conditions attached hereto.

Dated: 17 June 2020

Signed:

Victoria Bevan
Principal Housing Standards Officer
Private Sector Housing

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



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Licence Number: 3L4/056370

Number of Units: 29
(24 touring units, 5 tent pitches)

SCHEDULE A SPECIAL CONDITIONS

- 1 The site shall be used only as a site for touring units, the layout of the site shall be in accordance with the attached layout plan delineated in blue.
- 2 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).
- 3 Any alteration to the site layout shall be submitted to and approved by the Council on a copy of the approval plan.
- 4 The total number of units permitted on the site shall not exceed 29, no more than 24 touring units and 5 tent pitches as per Planning Permission number 1308/74.
- 5 No touring unit shall stay on the site for longer than 21 days in any one year, or as otherwise limited by Planning Permission number 1308/74.
- 6 Provided the site density does not exceed 75 units per hectare (30 units per acre) and conditions relating to spacing are complied with, the licence holder may allow an additional 10% of the number of touring units normally permitted for the following peak holiday periods only;
 - The last bank holiday weekend of May
 - The last two weeks of July until the last week of August
- 7 No touring unit may be stationed on the site except during the period 1 March to 31 October in any one year.
- 8 No caravan on site shall be occupied for permanent residential accommodation

Date: 17 June 2020

Signed:

Victoria Bevan
Principal Housing Standards Officer
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SCHEDULE B SPECIAL 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.

(ii) No unit or combustible structure shall be positioned within 3 metres of the boundary of the site.

(iii) A plan of the site shall be supplied to the local authority upon the application for a licence and, thereafter whenever there is a material change to the boundaries or layout of the site, or at any other time on the demand of the local authority.

(iv) The plan supplied must clearly illustrate the layout of the site including all relevant structures, features and facilities on it and shall be of suitable quality.

2 Density, Spacing and Parking Between Units

(i) Every unit should be not less than 6 metres from any other unit in separate family occupation and not less than 3 metres should be permitted between units in any circumstances.

(ii) Private cars and other ancillary equipment may be parked within the separation distance if they do not obstruct entrances to units or access around them and they are a minimum of 3 metres from an adjacent unit.

(iii) The density of units on a site shall be determined in accordance with relevant health and safety standards and fire risk assessments.

(iv) No touring unit is to be stationed less than 3 metres away from any internal carriageway.

(v) No touring unit shall be stationed within 9 metres of any dwelling house.

(vi) No touring unit shall be stationed within 9 metres of any cesspool, septic tank, or soakaway or any communal sanitary convenience.



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3 Roads, Gateways and Overhead Cables

(i) Roads shall be designed to provide adequate access for emergency vehicles and routes within the site for such vehicles must always be kept clear of obstruction.

(ii) New roads shall be constructed and laid of suitable bitumen macadem or concrete with a suitable compacted base.

(iii) All roads shall have adequate surface water/storm drainage.

(iv) New two-way roads shall not be less than 3.7 metres wide, or if they are designed for and used by one-way traffic, not less than 3 metres wide.

(v) One-way systems shall be clearly signposted.

(vi) Where existing two-way roads are not 3.7 metres wide, passing places shall be provided where practical.

(vii) Vehicular access and all gateways to the site must be a minimum of 3.1 metres wide and have a minimum height clearance of 3.7 metres.

(viii) Roads shall be maintained in a good condition.

(ix) Cable overhangs must meet the statutory requirements.

4 Footpaths and Pavements

(i) Where practicable, communal footpaths and pavements shall not be less than 0.9 metres wide.

5 Lighting

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 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



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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.

(iv) Trees within the site shall (subject to the necessary consents) be maintained.

(v) Any cuttings, litter or waste shall be removed from the immediate surrounds of a pitch.

7 Supply & Storage of Gas etc

(i) Gas (including natural gas) and oil installations, and the storage of supplies 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.

8 Electrical Installations

(i) On the site there shall be installed an electricity network of adequate capacity to meet safely all reasonable demands of the units and other facilities and services provided on site.

(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.

(iii) Any work on electrical installations and appliances shall be carried out only by persons who are competent to do the particular type of work being undertaken, in accordance with current relevant statutory requirements.

(iv) Any work on the electrical network within the site shall be done by a competent person fully conversant with the appropriate statutory requirements.

9 Water Supply

(i) All new water supplies shall be in accordance with all current legislation, regulations and relevant British or European Standards.

(ii) All repairs and improvements to water supplies and installations shall be



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carried out to conform with current legislation and British or European Standards.

(iii) Work on water supplies and installations shall be carried out only by persons who are qualified in the particular type of work being undertaken and in accordance with current relevant legislation and British or European Standards.

(iv) For touring caravans requiring mains water supply and equipped with flush toilets, provision shall be made for connection to the foul drainage system; the connection shall be capable of being air-tight when not in use.

(v) There must be an adequate supply of drinking water. Each pitch on site should be no further than 45 metres from a water tap. At each tap there should be a soakaway or gully.

(vi) Water waste disposal points must be provided so that each pitch is no further than 45 metres from a wastewater disposal point. The appropriate water authority should be consulted about arrangements for disposal of water likely to be contaminated.

(vii) Each waste water gully shall be properly connected to a drainage system constructed in accordance with Building Regulations.

(viii) No waste water shall be discharged or thrown into any ditch, stream or watercourse or disposed of in a soakaway.

9 Facilities

(i) For touring units not equipped with the facility to receive a mains water supply and that do not have flush toilets, communal toilet blocks shall be provided on the site, with adequate supplies of water, on at least the following scales;

- Males 1 w.c. and 1 urinal per 15 touring units
- Females 2 w.cs per 15 touring units

(ii) Where showers are provided, provision should be based on at least 1 shower per 25 pitches and hot water must be available.

(iii) Washing facilities must be provided on site, in each communal toilet block the following is to be provided;

- Males – 1 wash hand basin with running hot and cold water for every 15



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touring units

- Females – 1 wash hand basin with running hot and cold water for every 15 touring units

(iv) Toilet blocks must be readily accessible, adequately screened and lighted, separate for males and females and clearly marked. No sanitary convenience within a block will be erected within 15 metres of any dwelling house.

10 Drainage and Sanitation

(i) Whether or not water closets are provided, a properly designed disposal point for the contents of chemical closets shall be provided on the site together with an adjacent adequate supply of water for cleaning containers.

(ii) There shall be adequate surface water drainage for carriageways, footways, paved areas and for the site generally, this shall include adequate sub-soil drainage.

(iii) There shall be satisfactory provision for foul and waste water 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.

(iv) All drainage and sanitation provision shall be in accordance with all current legislation and British or European Standards.

(v) Work on drains and sewers shall be carried out only by persons who are qualified in the particular type of work being undertaken and in accordance with current legislation and British or European standards.

11 Domestic Refuse Storage & Disposal

(i) Where communal refuse bins are provided these shall be non-combustible and housed within a properly constructed bin store.

(ii) All refuse disposal shall be in accordance with all current legislation and regulations.

12 Communal Recreation Space

(i) 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, unless in the local authority's opinion there are adequate recreational facilities



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within a close proximity to the site.

(ii) The site shall not be used for grazing stock or running poultry during such time as any touring unit is on site.

13 Notices and Information

(i) The name of the site shall be displayed on a sign in a prominent position at the entrances to the site together with the current name, address and telephone number of the licence holder and manager and emergency contact details, a copy of the site licence or the front page of the said licence and details of where the full licence and other information required to be available under this standard can be viewed and between which times (if not displayed on the notice board).

(ii) A current plan of the site with roads and pitches marked on it shall be prominently displayed at the entrances to it.

(iii) A copy of the current site licence shall be available for inspection in a prominent place on the site.

(iv) In addition, at the prominent place the following information shall also be available for inspection at the prominent place:

- (a) A copy of the most recent periodic electrical inspection report.
- (b) A copy of the site owner's certificate of public liability insurance.
- (c) A copy of the local flood warning system and evacuation procedures, if appropriate.
- (d) A copy of the fire risk assessment made for the site.

(v) All notices shall be suitably protected from the weather and from direct sunlight.

14 Flooding

(i) The site owner shall establish whether the site is at risk from flooding by referring to the Environment Agency's Flood Map.

(ii) Where there is risk from flooding 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.



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

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.

Dated: 8 July 2020

Signed:

Victoria Bevan
Principal Housing Standards Officer
Private Sector Housing