

Caravan Sites and Control of Development Act 1960



Licence authorising land to be used as a Static Holiday Caravan Site

Licence Number: 3L3/056937

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 PURN HOLIDAY PARK LIMITED
EDITHMEAD CARAVAN PARK
EDITHMEAD
HIGHBRIDGE
SOMERSET
TA9 4HE

To allow the land situated at and known as:-

RIVERSIDE HOLIDAY VILLAGE
BRIDGWATER ROAD
BLEADON
WESTON-SUPER-MARE
BS24 0AN

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

To be used as a caravan site for **Static Caravans** 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: 5 October 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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**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 approval plan.
- 3 This licence supersedes Licence No. H1.PURN.092008
- 4 No caravan on site shall be occupied for any use, except as defined by current planning permission.
- 5 No caravan on site shall be occupied except during the period 10th January to 10th February.
- 6 No caravan on site shall be occupied for permanent residential accommodation with the exception of 1 static caravan as per planning permission **14/P/0609/LDE**

Dated: 5 October 2020

Signed:

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**SCHEDULE B
STANDARD CONDITIONS**

1 Type of Caravans Permitted on Site

- 1.1 Only genuine caravans which have been specifically designed and built for use as caravans shall be stationed on site.
- 1.2 All caravans 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 the 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 boundaries 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 75 units (caravans or motor caravans) per hectare (30 units per acre), calculated on the basis of the usable area of the site, excluding roads, any communal areas or other areas unsuitable for sitting caravans.
- 4.2 Where caravans are made of aluminium or materials with similar fire resisting properties, the minimum separation distance shall be 5 metres and 3.5 metres at the corners.

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- 4.3 Where caravans with a plywood or similar skin are provided, the minimum separation distance between all units shall be 6 metres.
 - 4.4 Where there is a mixture of residential units and holiday caravans, the minimum separation distance between all units shall be 6 metres.
 - 4.5 Porches may be of not more than 2 metres in length and may protrude a maximum of 1 metre into the appropriate separating space. The porch shall be of the open type. The North Somerset District Council Planning Department shall be consulted prior to the provision of a porch. Any porch subsequently erected shall be of similar materials and fire resisting properties to those used for the caravan.
 - 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 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.
 - 4.8 Car ports and covered walkways shall not be permitted within the appropriate separating space.
 - 4.9 Each caravan standing shall be numbered in a clearly visible manner.
 - 4.10 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.
 - 4.11 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 caravan standing 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.

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- 5.3 Roads shall not be 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 Where a site is used outside the period 1st March to 31st October, 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 Where caravans remain on site outside the period 1 March to 31 October, every caravan shall stand on a concrete hard standing which shall extend over the whole area occupied by the caravan 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 Precautions

- 8.1 Fire points shall be provided at approved positions so that no caravan 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 firefighting 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



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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 firefighting equipment shall be maintained in efficient working order at all times. Appliances shall be checked by a competent fire engineer annually or as specified by the manufacturer. A logbook 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 caravan 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 firefighting 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 caravans 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



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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 follow the latest guidance from the Health and Safety Executive. The Gas Safety (Installation and Use) Regulations 1998 and the Pipelines 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 Pipelines Safety Regulations 1996
- The Gas Act 1986
- The Gas Safety Regulations 1972
- The Gas Safety (Installation and Use) Regulations 1998

14. Gas Appliances

- 14.1 All fixed gas appliances provided to caravans owned by the licensee shall be annually serviced, and suitably maintained by a Gas Safe registered engineer in accordance with Gas Safety (Installation and Use) Regulations 1998.
- 14.2 Inspection and maintenance reports as required by 14.1 shall be available at all reasonable times.

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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 Safety, Quality and Continuity Regulations 2002.
- 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 The caravan park 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 Where no communal facilities are provided, each caravan shall be provided with a connection to the foul drainage system. The connection



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shall be capable of being made airtight when not in use. A water closet shall be installed in each caravan, also a sink, wash hand basin and bath or shower each provided with facilities for running hot and cold water.

- 17.3 For caravans without their own water supply and water closets, communal toilet blocks should be provided, with adequate supplies of water, on at least the following scales:

Men: 1 WC and 1 Urinal Per 15 Caravans

Women: 2 WCs Per 15 Caravans

1 Wash hand basin for each WC or group of WCs

1 Shower or bath (with hot and cold water) for each sex per 20 caravans

- 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 caravans where car parking facilities do not exist between caravans, suitably surfaced additional car parking spaces shall be provided.

- 18.2 In addition to the car parking required for each caravan, 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 caravans. All such areas to be suitably surfaced 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 on land adjoining the site other than to the refuse receptacles provided.

20. Recreation Space

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20.1 Space equivalent to a minimum one-tenth of the area of the static holiday caravan 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 site.

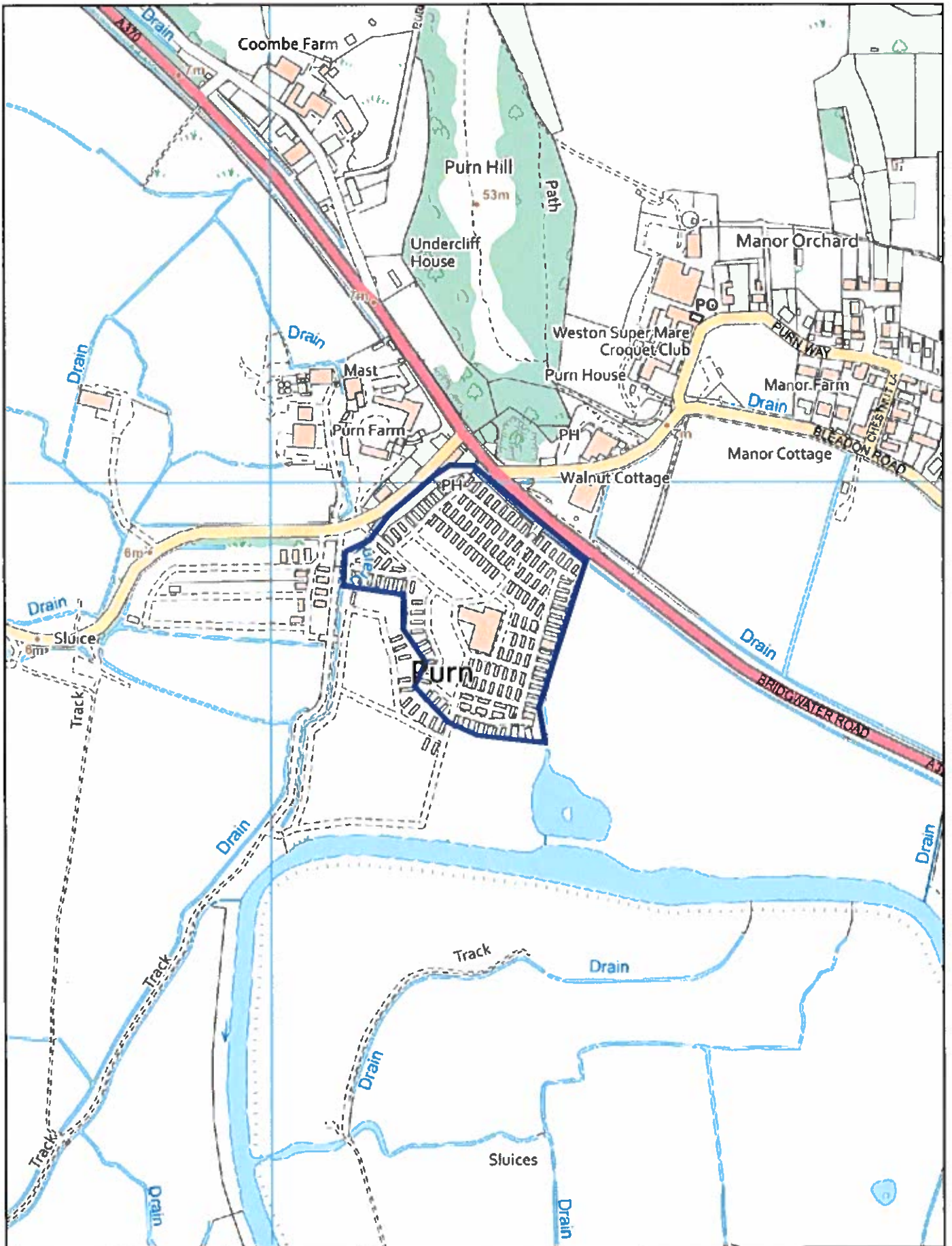
21.3 Notices and a plan shall be displayed prominently on site setting out action to be taken in the event of an emergency. They shall show where the Police, Fire Brigade, Ambulance and local doctors can be contacted and the location of the nearest public telephone. The notices shall also give the name 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: 5 October 2020

Victoria Bevan
PRINCIPAL HOUSING STANDARDS OFFICER
PRIVATE RENTED HOUSING TEAM



North Somerset
COUNCIL

Riverside Holiday Village
MAU56937 (Static Caravans)

Scale: 1:5000
Date: 31 March 2021



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