

Caravan Sites and Control of Development Act 1960



Licence authorising land to be used as a Residential Mobile Home Site

Licence Number: 3L1/060853

Number of Caravans: 42

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 MR A ATHERTON
PADDOCK VIEW, KINGCOTT MILL FARM
CLEVEDON ROAD
FLAX BOURTON
BRISTOL
BS48 1LZ

To allow the land situated at and known as:-

KINGCOTT MILL FARM PARK HOMES
CLEVEDON ROAD
FLAX BOURTON
BRISTOL
BS48 1LZ

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 a **RESIDENTIAL MOBILE HOME SITE**

To be used as a caravan site for not more than **42 Mobile Homes** 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: 24 August 2022

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 approved plan.
- 3 This licence supersedes licence no. RES/2015/SRJ/1 dated 15 July 2015.

Dated: 24 August 2022

Signed:

Victoria Bevan
Principal Housing Standards Officer
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**SCHEDULE B
STANDARD CONDITIONS**

1 The Boundaries and Plan of the Site

- 1.1 The boundaries of the site from any adjoining land shall be clearly marked by a man made or natural feature.
- 1.2 No new or replacement caravan or combustible structure shall be positioned within 3 metres of the boundary of the site.
- 1.3 Unit 24 is currently positioned less than 3 metres from the site boundary and must be positioned to leave a 3 metre clear space from the boundary once it has come to the end of its useable life and is replaced.
- 1.4 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.
- 1.5 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 Caravans

- 2.1 Except in the case mentioned in sub paragraph (2.3) and subject to sub paragraph (2.4), every caravan must where practicable be spaced at a distance of no less than 6 metres (the separation distance) from any other caravan which is occupied as a separate residence.
- 2.2 No caravan shall be stationed within 2 metres of any road or communal car park within the site or more than 50 metres from such a road within the site apart from units on plots 15,16,17,18a and 18b, which are historically closer than 2 metres from the existing communal car park.
- 2.3 Units 15,16,17,18a and 18b are permitted to be replaced with units up to the same size as the original units, but must not be positioned any closer to the communal car park than the original units.
- 2.4 Where a caravan has retrospectively been fitted with cladding from Class 1 fire



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3 Roads, Gateways and Overhead Cables

- 3.1 Roads shall be designed to provide adequate access for emergency vehicles and routes within the site for such vehicles must be kept clear of obstruction at all times.
- 3.2 New roads shall be constructed and laid of suitable bitumen macadem or concrete with a suitable compacted base.
- 3.3 All roads shall have adequate surface water/storm drainage.
- 3.4 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.
- 3.5 One-way systems shall be clearly signposted.
- 3.6 Where existing two way roads are not 3.7 metres wide, passing places shall be provided where practical.
- 3.7 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.
- 3.8 Roads shall be maintained in a good condition.
- 3.9 Cable overhangs must meet the statutory requirements.

4 Footpaths and Pavements

- 4.1 Every caravan shall be connected to a road by a footpath with a hard surface which shall be maintained in good condition.
- 4.2 Where practicable, communal footpaths and pavements shall not be less than 0.9 metres wide.

5 Lighting

- 5.1 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.



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- 9.2 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.
- 9.3 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.
- 9.4 Any work on the electrical network within the site shall be done by a competent person fully conversant with the appropriate statutory requirements.

10 Water Supply

- 10.1 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.
- 10.2 All new water supplies shall be in accordance with all current legislation, regulations and relevant British or European Standards.
- 10.3 All repairs and improvements to water supplies and installations shall be carried out to conform with current legislation and British or European Standards.
- 10.4 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.

11 Drainage and Sanitation

- 11.1 Surface water drainage shall be provided where appropriate to avoid standing pools of water.
- 11.2 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.
- 11.3 All drainage and sanitation provision shall be in accordance with all current legislation and British or European Standards.
- 11.4 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.



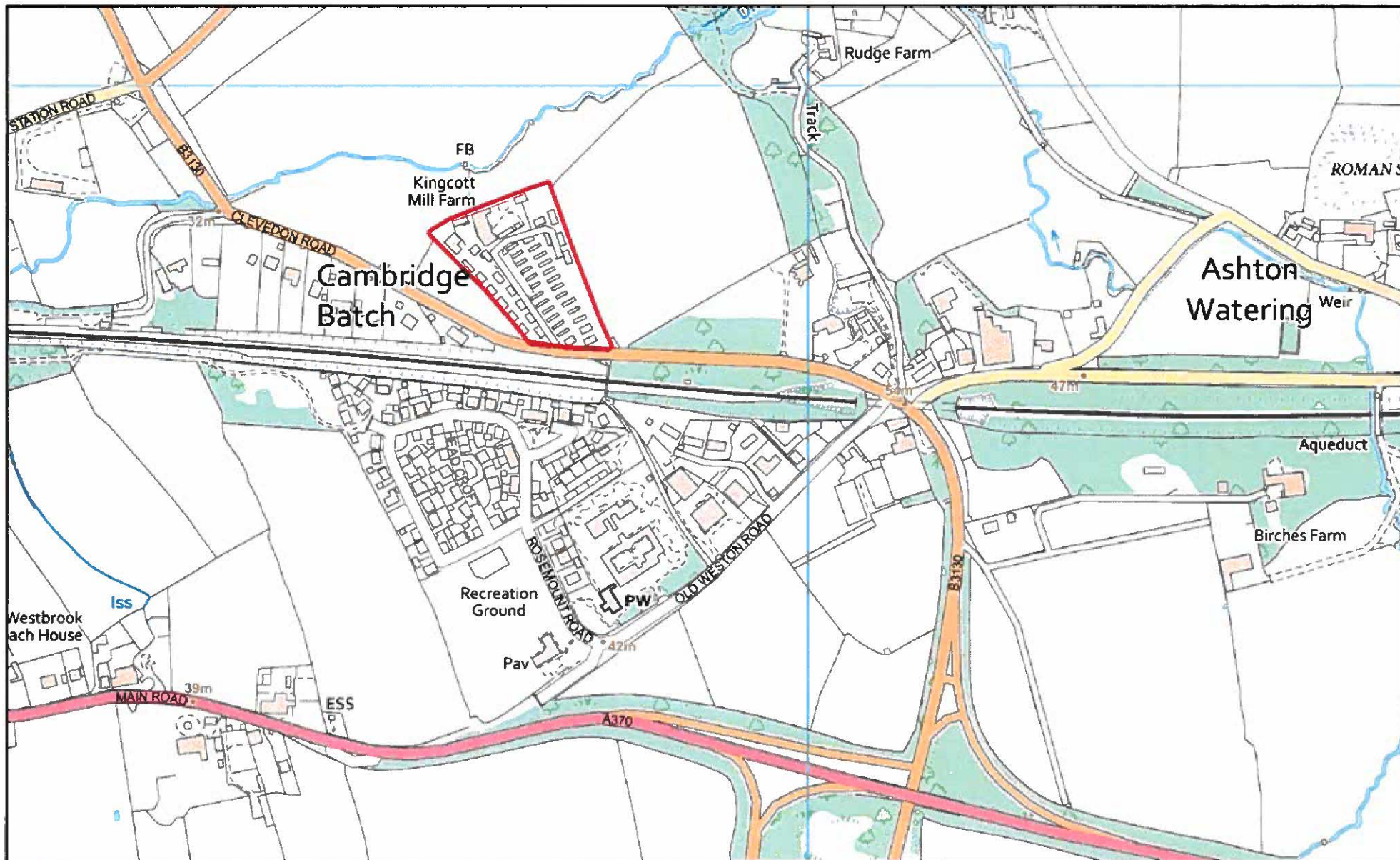
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- 15.2 Where there is risk from flooding the site owner shall consult the Environment Agency for advice on the likelihood of flooding, the depths and velocities that might be expected, the availability of a warning service and on what appropriate measures to take.
- 16 Requirement to Comply with the Regulatory Reform (Fire Safety) Order 2005**
- 16.1 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: 24 August 2022

Signed:

Victoria Bevan
**Principal Housing Standards Officer
Private Sector Housing**



Kingcott Mill Farm Park Homes **3L1/060853**

Scale: 1:5000

Date: 20 October 2022



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