

CARAVAN SITES AND CONTROL OF DEVELOPMENT ACT 1960.
section. 3

SITE LICENCE

To⁽¹⁾: Royale Parks (Dorset) Ltd, 7th Floor Dashwood House, 69 Old Broad Street, London, EC2M 1QS

You have applied to East Dorset District Council for a site licence in respect of land situated at⁽²⁾ land edged red on the attached plan at Gundry's Farm, School Lane, Three Legged Cross, Wimborne, BH21 6RU, with effect from the 18th August 2017.

You are entitled to the benefit of permission for the use of the land as a caravan site granted under Part III of the Town and Country Planning Act [1971] [1990], otherwise than by a development order.

GC/PL12/C/9024 dated 4/3/97

3/10/0137/CLU dated 28/5/10

The Council HEREBY GRANT a site licence in respect of the land, pursuant to section 3 of the Caravan Sites and Control of Development Act 1960, subject to the following conditions:

- a) The total number of 54 touring caravans/tents/motorhomes (54 in total making no distinction between caravans' tents & motorhomes) on site **shall not be exceeded** at any time.
- b) The site shall not be used as a caravan site at any time between the 30th September and Easter each year.
- c) Compliance with the conditions on the attached schedule.

Dated 21st September 2017 Signed _____
Heard _____

(The officer appointed for this purpose)

NOTES

- (1) Name and address of applicant, occupier of the land.
- (2) Full description of the land to which the licence relates.

IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES PRINTED ON THE BACK OF THIS FORM

NOTES

Section 7, 9 and 10 of the Caravan Sites and Control of Development Act 1960 provide as follows:

Appeal to magistrates' court against conditions attached to site licence.

7 (1) Any person aggrieved by any condition (other than the condition referred to in subsection (3) of section five of this Act) subject to which a site licence has been issued to him in respect of any land may, within twenty-eight days of the date on which the licence was so issued, appeal to a magistrates' court acting for the petty sessions area in which the land is situated; and the court, if satisfied (having regard amongst other things to any standards which may have been specified by the Secretary of State under subsection (6) of the said section five) that the condition is unduly burdensome, may vary or cancel the condition.

(2) In so far as the effect of a condition (in whatever words expressed) subject to which a site licence is issued in respect of any land is to require the carrying out on the land of any works, the condition shall not have effect during the period within which the person to whom the site licence is issued is entitled by virtue of the foregoing subsection to appeal against the condition, nor, thereafter, whilst an appeal against the condition is pending.

Provision as to breaches of condition.

9 (1) If an occupier of land fails to comply with any condition for the time being attached to a site licence held by him in respect of the land, he shall be guilty of an offence and liable on summary conviction, in the case of the first offence to a fine not exceeding level 4 on the standard scale of fines*.

(2) Where a person convicted under this section for failing to comply with a condition attached to a site licence has on two or more previous occasions been convicted thereunder for failing to comply with a condition attached to that licence, the court before whom he is convicted may, if an application in that behalf is made at the hearing by the local authority in whose area the land is situated, make an order for the revocation of the said licence to come into force on such date as the court may specify in the order, being a date not earlier than the expiration of any period within which notice of appeal (whether by case stated or otherwise) may be given against the conviction; and if before the date so specified an appeal is so brought the order shall be of no effect pending the final determination or withdrawal of the appeal.

The person convicted or the local authority who issued the site licence may apply to the magistrates' court which has made such an order revoking a site licence for an order extending the period at the end of which the revocation is to come into force; and the magistrates' court may, if satisfied that adequate notice of the application has been given to the local authority or, as the case may be, the person convicted, make an order extending that period.

(3) Where an occupier of land fails within the time specified in a condition attached to a site licence held by him to complete to the satisfaction of the local authority in whose area the land is situated any works required by the condition to be so completed, the local authority may carry out those works, and may recover as a simple contract debt in any court of competent jurisdiction from that person any expenses reasonably incurred by them in that behalf.

Transfer of site licences and transmission on death, etc.

10 (1) When the holder of a site licence in respect of any land ceases to be the occupier of the land, he may, with the consent of the local authority in whose area the land is situated, transfer the licence to the person who then becomes the occupier of the land.

(2) Where a local authority give their consent to the transfer of a site licence, they shall endorse on the licence the name of the person to whom it is to be transferred and the date agreed between the parties to the transfer as the date on which that person is, for the purposes of this Part of this Act, to be treated as having become the holder of the licence.

(3) If an application is made under subsection (1) of this section for consent to the transfer of a site licence to a person who is to become the occupier of the land, that person may apply for a site licence under section three of this Act as if he were the occupier of the land, and if the local authority at any time before issuing a site licence in compliance with that application give their consent to the transfer they need not proceed with the application for the site licence.

(4) Where any person becomes, by operation of law, entitled to an estate or interest in land in respect of which a site licence is in force and is, by virtue of his holding or interest, the occupier of the land within the meaning of this Part of this Act he shall, for the purposes of this Part of this Act, be treated as having become the holder of the licence on the day on which he became the occupier of the land, and the local authority in whose area the land is situated shall, if an application is made in that behalf to them, endorse his name and the said date on the licence.

(* Currently £2,500, subject to alteration by Order)

**Conditions applicable to caravan site licence ref 1/17 Gundry's Farm, School Lane,
Three Legged Cross, Wimborne, BH21 6RU.**

DENSITY

1. The total number of 54 touring caravans/tents/motorhomes (54 in total making no distinction between caravans' tents & motorhomes) on site shall not be exceeded at any time.

SPACING

2. Every unit should not be 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.
3. Vehicles and other ancillary equipment should be permitted within the 6 metre space between units in separate family occupation but, in order to restrict the spread of fire there should always be 3 metres clear space within the 6 metre separation.
4. Emergency vehicles should be able to secure access at all times to within 90 metres of any unit on the site.

DRINKING WATER SUPPLY AND WASTE WATER DISPOSAL

5. There should be an adequate supply of drinking water. Each pitch on a site should be no further than 90 metres from a water tap.

At each tap there should be a soakaway or gully.

6. Waste water disposal points should be provided so that each pitch is no further than 90 metres from a waste water disposal unit.

The appropriate Water Authority should be consulted about the arrangements for disposal of waste water.

TOILETS – WCs AND CHEMICAL CLOSETS

7. The scale of provision should be:-

- 1 WC and 1 urinal for men
- 2 WCs for women

per 30 pitches and their location should be to the satisfaction of the licensing authority.

The pro rata scale can be reduced where sites have over 120 pitches (see also paragraph 9 below).

Toilets may not be justified where sites have less than 10 pitches.

On sites with between 10 and 30 pitches at least:-

- 1 WC and 1 urinal for men
- 2 WCs for women

should be provided.

8. Where the provision of WCs is not feasible or justified, entry should be confined to units with their own toilets or chemical closets should be provided.

DISPOSAL POINT FOR CHEMICAL CLOSETS

9. Whether or not WCs are provided, a properly designed disposal point for the contents of chemical closets should be provided together with an adjacent adequate supply of water for cleansing containers.

The method of disposal will need to be considered in the light of the particular circumstances and should be to the satisfaction of the local authority and the appropriate water authority.

Where appropriate, the water should be clearly labelled as non-potable.

WASHING POINTS

10. There should be a minimum of 4 wash hand basins supplied with water per 30 units – 2 each for men and women and should be adjacent to the toilets.

HOT WATER – SHOWERS

11. Showers should not be obligatory on sites with less than 70 pitches. If showers are required, provision should be on the basis of 1 shower per 25 pitches and hot water should be available.

DISABLED PERSONS

12. Particular consideration should be given to the needs of the disabled in the provision made for water points, toilets, washing points and showers.

ELECTRICAL INSTALLATIONS

13. **Excluding installations belonging to the electricity supply company and wiring subject to regulations under Section 16 of the Energy Act 1983 and Section 64 of the Electricity Act 1947, all electrical installations should be installed, tested and maintained in accordance with the current Institution of Electrical Engineers (IEE) regulations and, where appropriate, to the standard required by the Electricity Supply Regulations 1988.**

Any installation should be maintained in such a way as to prevent danger as far as is reasonably practicable and should be periodically inspected and tested by a competent person in accordance with the IEE Wiring Regulations.

REFUSE DISPOSAL

14. **Adequate provision should be made for the storage, collection and disposal of refuse. (It is expected that site operators should normally be able to meet their responsibilities by making arrangements with the local authority).**

FIRE PRECAUTIONS

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.**
16. **Fire safety measures where the Regulatory Reform (Fire Safety) Order 2005 does not apply. The standards in this section only apply if the site is NOT subject to the Regulatory Reform (Fire Safety) Order 2005.**
17. **No unit should be further than 90 metres from a fire point.**

At each fire point there should be two water (gas expelled) extinguishers each of 10 litres capacity and complying with British Standard 5423 1980, together with a means of raising the alarm in the event of fire (e.g. a manually operated sounder, gong or hand operated siren). All fire fighting equipment susceptible to damage by frost should be suitably protected.

18. **Wherever there is a likelihood of fire spreading due to vegetation catching fire, suitable beaters, of the type used by the Forestry Commission, should also be provided at each fire point.**
19. **The fire points should be clearly marked and easily accessible.**

All fire fighting equipment should be maintained in working order and kept available for use and for inspection by the licensing authority.

20. Each fire point should exhibit a conspicuous notice indicating the action to be taken in case of fire and the location of the nearest telephone.

This notice should include the following:-

"On discovering a fire:-

- (i) raise the alarm;
- (ii) ensure the affected unit is evacuated;
- (iii) call the fire brigade (the nearest telephone is sited);
- (iv) if practicable, attack the fire using the fire fighting equipment provided.

LIQUEFIED PETROLEUM GAS

21. LPG storage supplied from tanks should comply with Guidance Booklet HSG 34 "The Storage of LPG at Fixed Installations" or where LPG is supplied from cylinders, with Guidance Note CS4 "The Keeping of LPG in Cylinders and Similar Containers" as appropriate (see Guidance Note attached). The Gas Safety (Installation and Use) Regulations 1994 also apply to LPG storage supplied from tanks.

Where there are metered supplies from a common LPG storage tank, then Guidance Note CS11 "The Storage and Use of LPG at Metered Estates" provides further guidance. In this case and where a British Gas Mains Supply is available, then the Gas Safety (Installation and Use) Regulations 1998 and the Pipelines Act 1962 may also be applicable.

Exposed gas bottles or cylinders should not be within the separation boundary of an adjoining unit where there is only the minimum separation distance between the units.

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".

For main gas supply, the 1998 Regulations will be relevant for the installation downstream of any service pipe(s) supplying any primary meter(s) and such service pipes are subject to the Gas Safety Regulations 1972.

In cases where the site owner supplies gas to caravans on the site, he may need an authorisation to do so from OFGAS under the Gas Act 1986.

SITE NOTICES

- 22. A sign indicating the name of the site should be displayed at the site entrance.
- 23. Notices should be displayed prominently on the site indicating the action to be taken in the event of an emergency and show where the police, fire brigade, ambulance and local doctors can be contacted and the location of the nearest public telephone.

Where practicable, a telephone should be provided on the site and the full address of the site should be displayed near the telephone.

- 24. At sites subject to flood risk, warning notices should be displayed giving advice about the operation of the flood warning system.
- 25. At sites with overhead electric lines, warning notices should be displayed on the supports for the lines and at the site entrance.

Where appropriate, these should warn against the danger of contact between the lines and the masts of yachts and dinghies.

- 26. A copy of the site licence with its conditions should be displayed prominently on the site.

