

CARAVAN SITES AND CONTROL OF DEVELOPMENT ACT 1960

LICENCE CONDITIONS: RESIDENTIAL CARAVAN SITES

Schedule of Conditions attached to Site Licence.Ref: BDC.13.

Granted to: Mr. R. Harris

Address: 75 Hagley Road, Hagley Green, Halesowen, West Midlands. B63 1DS

on the **30th January 2009**

in respect of a maximum of 1 unit on

Land situate at: Rear of Siddals Garage, 422 Bromsgrove Road, Hunnington, Halesowen, West Midlands. B62 0JT.

IMPORTANT NOTE

The legislation contained within the Licence is current from the time of issue. It is however, the responsibility of the Licence holder to make themselves aware of any such amendments or changes to this legislation and ensure compliance. Clarification of such can be gained from contacting the Local Authority.

SITE BOUNDARIES

1. The boundaries of the site shall be clearly marked, for example by fences or hedges. In addition, the site owner shall give the Local Authority a plan of its layout. It is recommended that a 3-metre wide area should be kept clear within the inside of all boundaries. (This provision may be phased in on existing sites but regard must be had to fire hazards etc from use of adjoining land).

DENSITY AND SPACE BETWEEN CARAVANS

2. Subject to the following variations every caravan should be not less than 6 metres from any other caravan, which is occupied separately, and not less than 2 metres from a main road. The point of measurement of porches, awnings etc are the exteriors cladding of the caravan.
3. Porches may protrude 1 metre into the 6 metres from any other caravan and should be of the open type (which consists of no more than a roof, two side supports and steps).
4. Eaves, drainpipes and bay windows may extend into the 6 metre space provided the total distance between the extremities of 2 adjacent units is not less than 5.25 metres.
5. Where there are ramps for the disabled, verandas and stairs extending from the unit, there shall be 4.5 metres clear space between them and two such items should not face each other in any space. If they are enclosed, they may need to be considered as part of the unit and, as such, shall not intrude into the 6-metre space.
6. A garage, a shed or a covered storage space is permitted within 6 metres of any other unit 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 units on either side. Carports, extensions and covered walkways shall in no circumstance be allowed within the 6-metre space. (For cars and boats between units, see standard 40).

7. The density shall be consistent with safety standards and health and safety requirements.
8. No tents shall be stationed on the said land unless for private use.

ROADS, GATEWAYS AND FOOTPATHS

9. Roads and footpaths shall be designed to provide adequate access for fire applications, (Detailed guidance on turning circles etc is available from fire authorities). Roads of suitable material shall be provided so that no caravan standing is more than 50 metres from a road. Where the approach to the caravan is across ground that may become difficult or dangerous to negotiate in wet weather, each standing shall be connected to a carriageway by a footpath with a hard surface. 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 of 3.1 metres wide and have a minimum height clearance of 3.7 metres. Footpaths shall not be less than 0.5 metres wide. Roads shall have no overhead cable less than 4.5 metres above the ground. Roads and footpaths shall be suitably lit. Emergency vehicle routes within the site shall be kept clear of obstruction at all times.

HARD STANDINGS

10. 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. (This provision may be phased in on existing sites but regard must be had to unit stability and drainage of surface water).

FIRE FIGHTING APPLIANCES

11. Fire points shall be established so that no caravan or site building is more than 30 metres from a fire point. They shall be housed in a weatherproof structure, easily accessible and clearly and conspicuously marked "FIRE POINT".
12. Where water standpipes are provided and there is a water supply of sufficient pressure and flow to project a jet of water approximately 5 metres from the nozzle, such water standpipes shall be situated at each fire point. There shall also be a reel that complies with British Standard 5306 Part 1, with a hose not less than 30 metres long, having a means of connection to a water standpipe (preferably a screw thread connection) with a water supply of sufficient pressure and terminating in a small hand control nozzle. Hoses shall be housed in a box painted red and marked "HOSE REEL".
13. Where standpipes are not provided but there is a water supply of sufficient pressure and flow, fire hydrants shall be installed within 100 metres of every caravan standing. Hydrants shall conform to British Standard 750. Access to hydrants and other water supplies shall not be obstructed or obscured.
14. Where standpipes are not provided or the water pressure or flow is not sufficient, each fire point shall be provided with either water extinguishers (2 x 9 litres) or a water tank of at least 500 litres capacity fitted with a hinged cover, 2 buckets and 1 hand pump or bucket pump.
15. A means of raising the alarm in the event of a fire shall be provided at each fire point. This could be by means of a manually operated sounder, e.g. metal triangle with a striker, gong or hand operated siren. The advice of the fire authority shall be sought on an appropriate system.

16. All alarm and fire fighting equipment shall be installed, tested and maintained in working order by a competent person and be available for inspection by, or on behalf of, the licensing authority. A logbook shall be kept to record all tests and any remedial action, and shall be available for inspection by, or on behalf of the Licensing Authority.
17. All equipment susceptible to damage by frost shall be suitably protected.
18. 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. This notice shall include the following: -

“On discovering a fire

- (i) Ensure the caravan or site building involved is evacuated,
- (ii) Raise the alarm,
- (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.

It is in the interest of all occupiers of this site to be familiar with the above routine and the method of operating the fire alarm and fire fighting equipment”.

19. Long grass and vegetation shall be cut at frequent and regular intervals where necessary to prevent it becoming a fire hazard to caravans, buildings or other installations on the site. Any such cuttings shall be removed from the vicinity of caravans. The space beneath and between caravans shall not be used for the storage of combustible materials.
20. Each caravan stationed on the said land must be numbered in a legible and conspicuous manner.

STORAGE OF LIQUEFIED PETROLEUM GAS (LPG)

21. Any fixed LPG vessel of 150 to 500 Litres capacity should be a minimum of 2.5 metres distance from a building boundary, property line or fixed sources of ignition and there shall be a minimum of 1 metre between vessels. Access to and around the installation should be provided for fire fighting and should be kept free at a times. “Bulk LPG Storage at Fixed Installations Part 1: Design, Installation and Operation of Vessels Located above ground”.
22. 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, and then the Gas Safety (Installation and Use) Regulations 1984 and the Pipelines Act 1962 may also be applicable.
23. Copies of the booklets, notes and Regulations relating to LPG must be displayed with the site licence if they apply to the site.
24. Exposed gas bottles or cylinders shall not be within the separation boundary of an adjoining unit. LPG Installations shall 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”.
25. For mains gas supply, the 1984 Regulations and Gas Safety Regulations 1972 will be relevant for the installation of any service pipe(s) supplying any primary meter(s).
26. 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.

ELECTRICAL INSTALLATIONS

27. Sites shall be provided with an electricity supply sufficient in all respects to meet all reasonable demands of the caravans situated on them.
28. Any electrical installations, which are not Electricity Board works and circuits subject to regulations made by the Secretary of State under section 64 of the Electricity Act 1947, shall be installed, tested and maintained in accordance with the provisions of the Institution of Electrical Engineers' (IEE) Regulations of Electrical Installations for the time being in force, and where appropriate, to the standard which would be acceptable for the purposes of the Electricity Supply (Amendment) Regulations 1992, Statutory Instrument 1992 No. 2961 and Electricity Supply (Amendment) (No. 2) Regulations 1994, Statutory Instrument 1994 No. 3021.
29. Work on electrical installations and appliances shall be carried out only by competent persons such as the manufacturer's appointed agent, the electricity supplier, a professionally qualified electrical engineer, a member of the Electrical Contractors' Association, a contractor approved by the National Inspection Council for Electrical Installation Contracting, or a qualified person acting on behalf of one of the above. The installations shall be inspected periodically: under IEE Wiring Regulations, every year or such longer period (not exceeding 3 years) as is considered appropriate in each case. When an installation is inspected, it shall be judged against the current regulations.
30. The inspector shall, within 1 month of such an inspection, issue an inspection certificate in the form prescribed in the IEE Wiring Regulations, which shall be retained by the site operator and displayed, supplemented or replaced, by subsequent certificates, with the site licence. The site operator or licence holder shall meet the cost of the inspection and report.
31. If an inspection reveals that an installation no longer complies with the regulations extant at the time it was first installed, any deficiencies shall be rectified. Any major alterations and extensions to an installation and all parts of the existing installation affected by them, shall comply with the latest version of the IEE Wiring Regulations.
32. If there are overhead electric lines on the site, suitable warning notices shall be displayed at the entrance to the site and on supports for the line. Where appropriate, particular attention shall be drawn to the danger of masts of yachts or dinghies contacting the line.

WATER SUPPLY

33. The site shall be provided with a water supply in accordance with appropriate Water Bylaws and statutory quality standards.

DRAINAGE, SANITATION AND WASHING FACILITIES

34. 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.
35. Each caravan shall have its own water supply and water closet. Each caravan standing shall be provided with a connection to the foul drainage system; the connection shall be capable of being made airtight when not in use.
36. Every site and every hard standing shall be provided with an adequate drainage system for the complete and hygienic disposal of foul, rain and surface water from the site, buildings, caravans, roads and footpaths.

REFUSE DISPOSAL

37. Every caravan standing shall have an adequate number of suitable non-combustible refuse bins with close-fitting lids or plastic bags. Arrangements shall be made for the bins to be emptied regularly. Where communal refuse bins are also provided these shall be of similar construction and housed within a properly constructed bin store.

PARKING

38. Suitably surfaced parking spaces shall be provided to meet the requirements of the occupants and their visitors. Plastic or wooden boats shall not be parked between units. One car only may be parked between adjoining caravans provided that the door to the caravan is not obstructed.

RECREATION SPACE

39. Where children live on the site, space equivalent to one-tenth of the total area shall be allocated for children's games and/or other recreational purposes. This provision will normally be necessary because of the limited space available round the caravans, but may be omitted where there are suitable alternative publicly provided recreational facilities, which are readily accessible.

NOTICES

40. A suitable sign shall be prominently displayed at the site entrance indicating the name of the site.
41. A copy of the site licence with its conditions shall be displayed prominently on the site.
42. Notices and a plan shall be displayed on the site setting out the 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. At sites subject to flood risk, warning notices shall be displayed giving advice about the operation of the flood warning system.
43. All notices shall be suitably protected from the weather and displayed where possible out of the direct rays of the sun, preferably in areas lit by artificial lighting.

MANAGEMENT

44. All buildings, roads and carriageways shall be maintained in good order and repair and in a clean and wholesome condition to the satisfaction of the Licensing Authority.
45. All caravans stationed on the site shall be maintained in good repair and in a sound and watertight condition to the satisfaction of the Licensing Authority.
46. The Site Operator shall ensure that the site is maintained in a safe, tidy and orderly condition, which is free so far as is reasonably practicable from risks to health and detriment to the environment.
47. The Site Operator shall be responsible for ensuring that the grass is kept reasonably short during the whole of the period that any of the caravans on the site are occupied.

48. The Site Operator shall ensure, through the site rules that no caravan stationed on the said land shall be used for sleeping accommodation by a greater number of persons at any one time, than the number, which is can reasonably be regarded as having been designed to accommodate.
49. These conditions shall have effect as follows:

Priority Works

Full compliance with Fire Fighting Appliances as detailed in Licence conditions 11 to 20 must be complied with.

General Works

Compliance with all other Site Licence conditions. These shall be complied with until the 1st October 2008; after this date the Strategic Housing Department will consult with Hartley Park Homes on the New 2008 Model Standard Park Home Conditions which will replace the existing conditions.

Until this time, unless otherwise stated by the council, the site will be monitored through inspections to ensure that compliance to the existing conditions will be achieved within this period. Enforcement action shall be withheld within this period at the discretion of the Council. However liability for any incident in connection with such matters shall rest with the Licensee who is ultimately responsible for complying with site Licence conditions. In consideration of this, compliance within a shorter time period would represent good practice.