

RIBBLE VALLEY BOROUGH COUNCIL REPORT TO HEALTH & HOUSING COMMITTEE

Agenda Item No.

meeting date: 24 MARCH 2011
title: CARAVAN SITE LICENCE AT LOWER MOSS FARM, LOWER LANE,
LONGRIDGE
submitted by: CHIEF EXECUTIVE
principal author: MATTHEW RIDING

1 PURPOSE

1.1 To consider an application for a site licence for a new site.

1.2 Relevance to the Council's ambitions and priorities

- Council Ambitions – N/A
- Community Objectives – N/a
- Corporate Priorities – N/A
- Other Considerations – The Council has a statutory duty to licence caravan sites.

2 BACKGROUND

2.1 This is a brand new site which, when completed, will comprise of 21 delux timber 'chalets', some totalling 20 metres in length and almost 7 metres wide. Whilst undoubtedly large, these chalets meet the definition of a mobile home, as specified by The Caravan Site Act 1968 because they fall below a certain size and are delivered in two units (each provided with a rigid wheeled chassis beneath).

2.2 An application has been made for a licence for a 12 month season. Last year the original planning consent, granted back in 2007, was varied so that it imposes no restriction to the length of the season. However, the variation also stipulates that 'the chalets shall be used for the purpose of holiday accommodation only and not as a permanent residence'.

3 ISSUES

3.1 Under the Caravan Sites and Control of Development Act 1960, each local authority is responsible for the 'granting of site licences' which may be issued after planning permission has been obtained. Once granted, there is no requirement for the renewal of the licence. The local authorities means of control lies in the conditions that may be attached to the licence.

3.2 On 6 November 2007, this Council's Community Committee agreed to adopt our own set of model standards, to be attached to caravan site licences. They also decided that the granting of new licences will continue to be at Committee's discretion.

3.3 The site has had an initial inspection by the Council's Environmental Health Officer, Matthew Riding. It will be inspected again once it is more fully developed.

3.4 A condition will be included in the site licence which stipulates that the chalets shall only be used for the purpose of holiday accommodation and not as a permanent residence. This condition will also require the site owner to maintain (and make available for inspection) a suitable register with supporting evidence showing the details of the primary residence of the owner and/or occupier of the 'chalet'. This condition is being applied to all new sites.

3.5 Because the original planning permission has been amended removing the requirements for a mandatory closure period, it will be necessary to incorporate a suitable condition to the site licence requiring the site operator to show compliance with the planning condition for enforcement purposes.

4 RISK ASSESSMENT

4.1 The approval of this report may have the following implications

- Resources – The costs of dealing with the application will be met from existing budgets.
- Technical, Environmental and Legal – The Council has a statutory duty to licence the site.
- Political – N/A
- Reputation – N/A

5 **RECOMMENDED THAT COMMITTEE**

5.1 Authorise the Council's Head of Environmental Health Services to grant a site licence in the terms set out in 2.2 and 3.4.

CHIEF EXECUTIVE

For further information please ask for Matthew Riding, extension 4470.