

RIBBLE VALLEY BOROUGH COUNCIL REPORT TO HEALTH & HOUSING COMMITTEE

Agenda Item No. 17

meeting date: THURSDAY, 18 JANUARY 2018
 title: WIGWAM HOLIDAYS RIBBLE VALLEY, MOORGATE FARM, DINCKLEY
 submitted by: MARSHAL SCOTT – CHIEF EXECUTIVE
 principal author: MATTHEW RIDING – ENVIRONMENTAL HEALTH OFFICER (HOUSING)

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:

- Community Objectives - }
 - Corporate Priorities - }
 - Other Considerations - }
- The Council aims to be a well-managed Council; the licensing system supports this objective.

2 BACKGROUND

2.1 In June 2017 planning permission was granted to form a camping site for eight camping pods on land at Moorgate Farm, Kenyon Lane, Dinckley, BB6 8AN.

2.2 The length of the season approved is unrestricted, although the planning permission clearly states that the camping pods shall not be used as units of permanent accommodation.

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 must be issued after planning permission has been obtained. Once granted, there is no requirement for the renewal of the Licence.

3.2 On 2 August 2012, Health and Housing Committee agreed that any future changes to existing Caravan Site Licences shall be reported as information items. Whilst it is acknowledged that this is a new licence on a brand new site, Section 3 of the Caravan Sites and Control of Development Act 1960 states that "if an applicant has the benefit of planning permission and applies for a Caravan Site Licence, the Local Authority shall issue a Site Licence within 2 months of that date".

3.3 Local Authorities means of control then lies in the conditions that are attached to the Licence. Examples of these conditions include spacing between hard-standings, minimum road widths, sanitary provisions etc.

3.4 On 6 November 2007, the Council's Community Committee agreed to adopt the national, template of Model Standards, modified as necessary to reflect local conditions, to be attached to the Caravan Site Licences.

3.5 A condition will be included in the Site Licence which stipulates that the camping pods 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

that the details of the primary residence of the owner and/or occupier of the camping pods. This condition is being applied to all holiday site licences.

3.6 The site has had an initial inspection by the Council's Environmental Health Officer and is being developed to a high standard.

4 RISK ASSESSMENT

4.1 The approval of this report may have the following implications:

- Resources – No implications identified.
- Technical, Environmental and Legal – The Council has a duty to issue an appropriate licence within 2 months of an application being received.
- Political – No implications identified.
- Reputation – No implications identified.
- Equality & Diversity – No implications identified.

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 2.1, 3.4 and 3.5.

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MARSHAL SCOTT
CHIEF EXECUTIVE

BACKGROUND PAPERS

None.

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

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