

RUNNYMEDE BOROUGH COUNCIL

Caravan Sites and Control of Development Act 1960 (as amended)

Licence reference number: **24803**

Name and correspondence address of Licence Holder:

**Ms Joanna Taylor, Beechcroft Stables, Milton Park Farm, Stroude Road,
Egham, Surrey, TW20 9UW**

Address of licensed site:

**Beechcroft Stables, Milton Park Farm, Stroude Road, Egham, Surrey, TW20
9UW**

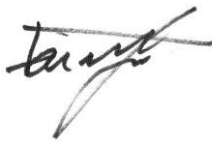
Activity description

This licence is issued under Part 1 of the Caravan Sites and Control of Development Act 1960 (as amended) for the use of Beechcroft Stables as a caravan site for the stationing of one Mobile Home and one Touring Caravan for residential use.

A plan showing the site boundaries and current layout is attached to this licence.

The site has planning permission for Joanna Taylor, Albert Taylor and any resident dependants to use the site as a caravan site granted on appeal under planning reference RU.13/1249.

Signed:



Dated: 4 May 2016

**Corporate Head of Planning and Environmental Services
An Authorised Officer of the Council**

Caravan Sites and Control of Development Act 1960 (as amended)
Schedule of conditions attached to Licence Ref: 11189

CONDITIONS

Boundaries	
1.	The boundaries of the site from any adjoining land shall be clearly marked by a man made or natural feature.
2.	A plan of the site shall be supplied to the Local Authority 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. 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 and to a minimum scale of 1:500.
Density and Spacing Between Park Homes	
3.	The layout of the site in so far as the re-siting of an existing Park Home or the positioning of a new Park Home onsite shall not be varied, changed or altered without the prior written consent of the Local Authority.
4.	No caravans shall be stationed within 3 metres from the site boundary;
5.	All caravans shall be a minimum of 3 metres from any site building or structure.
Bases	
6.	Every caravan must stand on a concrete base or hard-standing which must extend over the whole area occupied by the caravan, and must project a sufficient distance outwards from its entrance or entrances to enable occupants to enter and leave safely. The hard standings must be constructed to the industry guidance, current at the time of siting, taking into account local conditions.
Supply and Storage of Gas	
7.	Gas (including natural gas) and oil installations, and the storage of supplies shall meet current statutory requirements, relevant Standards and Codes of Practice.
8.	Liquefied Petroleum Gas cylinders must not be positioned or secured in such a way as to impede access or removal in the event of an emergency.
Electrical Installations	
9.	An electricity network of adequate capacity to meet safely all reasonable demands of the caravans and other facilities and services must be installed.
10.	The electrical network installations shall be designed, installed, tested, inspected and maintained in accordance with the provisions of the current relevant statutory requirements.
11.	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.
12.	Any work on the electrical network within the site shall be done by a competent person fully conversant with the appropriate statutory requirements.

Water Supply	
13.	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.
14.	All new water supplies shall be in accordance with all current legislation, regulations and relevant British or European Standards.
15.	Repairs and improvements to water supplies and installations shall be carried out to conform with current legislation and British or European Standards.
16.	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.
Drainage and Sanitation	
17.	Surface water drainage shall be provided where appropriate to avoid standing pools of water.
18.	There shall be satisfactory provision for the complete and hygienic disposal of foul, rain and surface water from the site, buildings, caravans, roads and footpaths 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.
19.	All drainage and sanitation provision shall be in accordance with all current legislation and British or European Standards.
20.	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.
Domestic Refuse Storage & Disposal	
21.	All refuse disposal shall be in accordance with all current legislation and regulations. Taking into account the domestic refuse and recycling services provided by the local authority.
Vehicular Parking	
22.	No vehicles should be parked in a way which obstructs the door of any caravan.
Fire Points, Warning and Notices	
23.	Any equipment provided at a fire point shall be housed in a weatherproof structure, easily accessible and conspicuously marked "FIRE POINT". Any equipment shall be regularly maintained and records kept for inspection by the Local Authority.
24.	A suitable means of raising the alarm in the event of a fire shall be provided so that no caravan is more than 30 metres from a warning device. The warning device should be regularly tested and maintained and records kept for inspection by the Local Authority.
25.	Adjacent to each fire warning device there shall be a clearly written and conspicuous notice to indicate the action to be taken in the case of a fire. This notice should include the following: <i>On discovering a fire:</i> <i>I. Ensure the caravan or site building involved is evacuated.</i> <i>II. Raise the alarm.</i> <i>III. Call the fire brigade, 999.</i>
Fire Hazards	
26.	The spaces beneath and between caravans shall not be used for the storage of combustible materials including plastic or wooden boats.
27.	Bonfires shall not be permitted on the site.
Miscellaneous	
28.	No mobile home may be brought onto the site unless it complies with the

	most recent relevant standard (British Standard 3632, 2005 relevant as of 2015).
29.	Each mobile home must be maintained so that it complies with or exceeds the edition of British Standard 3632 which was current at the time which the caravan was brought onsite.
30.	Permanent fixed steps of suitable non combustible construction with non slip surfaces and suitable hand rail shall be provided to at least one exit on each caravan.
31.	Sub-division of caravans is not permitted.
32.	Should a fire break out within a Park Home on the site, the Local Authority shall be advised of the incident by the licence holder and the matter must be fully investigated by the Authorised Officer in association with the Fire and Rescue Service.

Runnymede Borough Council reserves the right to amend, add to or delete any of the above conditions in accordance with Section 8 of the aforementioned Caravan Sites and Control of Development Act 1960 (as amended).

Caravan Sites and Control of Development Act 1960

Site Licence Notes

DEFINITIONS

“Caravan” shall have the meaning attributed to it in the Caravan Sites and Control of Development Act 1960, Section 29 (1) and the Caravan Sites Act 1968, Section 13 (1). The term caravan is the legal definition of Park Homes and Mobile Homes and these terms are interchangeable in this document.

“Local Authority” shall mean Runnymede Borough Council whose address is Runnymede Civic Centre, Station Road, Addlestone, Surrey. KT15 2AH.

“Authorised Officer” shall mean any Officer authorised under the Caravan Sites and Control of Development Act, 1960 in writing by the Runnymede Borough Council whose address is Civic Centre, Station Road, Addlestone, Surrey. KT15 2AH.

“Structure” shall mean any construction, shed, garden shed, hut, summerhouse, gazebo, tent, marquee, shack, cabin, dugout, greenhouse, shelter, sun shelter, lean-to, trellising, bunker, covered storage space, den or similar.

GUIDANCE

The licence holder should be aware that the prior planning approval of the Runnymede Borough Council, must be gained before any development requiring planning permission takes place on the site. This may include the addition of any porch to a Park Home or addition of new concrete bases to the park.

The attention of site licensees is particularly drawn to the following provisions of the Caravan Sites and Control of Development Act 1960 (As Amended) namely:-

Section 7 – Appeal against conditions attached to site licence

Section 9 – Provisions as to breaches of condition

Section 10 – Transfer of site licences and transmission on death etc

First-tier Tribunal (Property Chamber) contact details

Southern Region- HM Courts & Tribunals Service

First-tier Tribunal (Property Chamber) Residential Property

Magistrates Court and Tribunal Centre

Ground Floor

6 Market Avenue, Chichester, West Sussex PO19 1YE

Tel: 01243 779394

Fax: 0870 7395 900