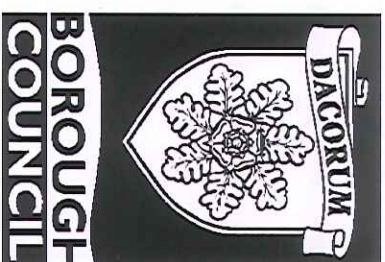


AGENDA ITEM:

SUMMARY



Report for:	Licensing Health & Safety and Enforcement Sub-Committee
Date of meeting:	24 th March 2015
PART:1	

Title of report:	APPLICATION FOR: 1) Provision of 5 additional mobile home units on Flaunden Park Mobile Home Site, Hogpits Bottom, Flaunden, Herts. HP3 0PX
Contact:	Dawn Ryder – Environmental Health Officer, Regulatory Services
Purpose of report:	To inform the committee of the current status of the Mobile Home Park and apply post respectively to increase the number of homes on the site
Recommendations:	That Members consider the report and information before them and agree to grant the application to vary the licence in accordance with the officers recommendations.
Implications:	none
General Policies	Members of the Licensing Sub-Committee act in a quasi-judicial capacity under delegated powers, to decide Licensing matters on behalf of the Council.
Key Policies:	none

APPLICATION PROPOSAL

The application received is to vary the existing licence to allow 40 mobile homes on the site. The current site licence restricts the number of mobile homes on the site and states 'the number of caravans allowed on the site shall not exceed 35'. Appendix 1

A letter from the Chief Planning Officer at Dacorum in December 83 confirmed that here is deemed planning consent for the site. This means that there is no requirement for the applicants to gain planning consent for the additional homes. Appendix 2.

Following an inspection of the site on the 24th October 2014 at 2:00pm it was confirmed that there are already four additional plots on the site and a concrete base prepared for the fifth mobile home. The four additional plots are connected to an electrical supply, a water supply in accordance with the Water Bylaws, foul and surface water drainage (foul to public sewer), a suitably constructed concrete hard standing, and are within 30m of a fire point. The residents have been provided with at least one parking space. Each existing plot, additional to the existing site licence therefore meets with the current conditions of the licence.

The changes to the site layout have not resulted in any changes to the existing road layout since the previous site licence was granted in December 1994 and therefore they will not affect access by emergency services.

The existing site plan Appendix 3 (shows the current layout of the park with a blank space (highlighted) where the proposed new site will be site.

A letter of application to increase the site licence to 40 was received on the 25th February 2015. Appendix 4.

No representations have been received for this application. Appendix 5.

REPRESENTATIONS

No representation has been received.

CONSIDERATIONS

(1) Section 3(4) of the Law-Caravan Sites and Control of Development Act 1960 ('the Act') provides that:

the Committee shall issue a site licence if, at the date the applicant provides the necessary information, he is entitled to the benefit of planning permission for use as a caravan site.

Conditions on issue of licence

Section 5(1) of the Act allows the Committee to impose conditions so long as they are necessary or desirable in the interests of the persons dwelling in the caravans,

of any other class of persons, or of the public at large. This is a general provision, but the Act gives examples of conditions which are confirmed as being permitted at sections 5(1)(a) to (f). For example:

- a) for restricting the occasions on which caravans are stationed on the land for the purposes of human habitation, or the total number of caravans which are so stationed at any one time;*
- (b) for controlling (whether by reference to their size, the state of their repair or, subject to the provisions of subsection (2) of this section, any other feature) the types of caravan which are stationed on the land;*
- (c) for regulating the positions in which caravans are stationed on the land for the purposes of human habitation and for prohibiting, restricting, or otherwise regulating, the placing or erection on the land, at any time when caravans are so stationed, of structures and vehicles of any description whatsoever and of tents;*
- (d) for securing the taking of any steps for preserving or enhancing the amenity of the land, including the planting and replanting thereof with trees and bushes;*
- (e) for securing that, at all times when caravans are stationed on the land, proper measures are taken for preventing and detecting the outbreak of fire and adequate means of fighting fire are provided and maintained;*
- (f) for securing that adequate sanitary facilities, and such other facilities, services or equipment as may be specified, are provided for the use of persons dwelling on the land in caravans and that, at all times when caravans are stationed thereon for the purposes of human habitation, any facilities and equipment so provided are properly maintained.*

The existing conditions attached to the licence would generally be considered suitable; however, condition 2 restricts the number of mobile homes to 35. The application asks the committee to vary this condition. It is, therefore, recommended that the site licence be amended to read as follows:

The number of caravans allowed on the site at any one time shall not exceed 40, sited in position as detailed in Appendix 2 and as agreed by the licensing Sub Committee (insert date).

Variation of licence conditions

Section 8(1) of the Act gives the Committee the power to alter conditions. The applicant must be given an opportunity to make representations.

Section 8(4) of the Act provides that regard must be given to the relevant Model Standards.

In applying the Model Standards to a variation of conditions the Committee must consider the guidance within the 2008 Standards as to whether to apply the most recent Standards, which will depend, to some degree, upon whether the site is new or has been substantially redeveloped. The site, as part of this application, will not be substantially redeveloped and therefore it is considered suitable to maintain the 1989 Model Standard conditions.

RIGHT TO APPEAL AND COSTS

Appeal

An applicant can appeal under s7 against conditions imposed by the Local Authority on the issue of a licence within 28 days of issue or under s8(2) against the alteration of conditions or the refusal to alter conditions at the applicant's request, within 28 days from written notification.

Costs

The Committee should bear in mind that, if the applicant is successful in appealing a decision made by it then costs could be awarded to be paid by the Local Authority to the appellant.

CONCLUSION:

The application received is to vary the existing licence to allow 40 caravans on the site. The current site licence restricts the number of mobile homes on the site and states 'the number of caravans allowed on the site shall not exceed 35'.

The application has outlined the variation required, and confirmed that the Model Standards 1989 will be achieved for all the new plots.

It is, therefore, recommended that the licence shall be granted only with the following change made to condition 2 of the existing licence.

The number of caravans allowed on the site at any one time shall not exceed 40, sited in position as detailed in Appendix A and as agreed by the licensing Sub Committee on the 24th March 2015.

The above change would enable an increase in the number of mobile homes allowed on site.

RECOMMENDATION: That the application be approved for the reasons set out above and subject to the following conditions:

The number of caravans allowed on the site at any one time shall not exceed 40, sited in position as detailed in Appendix A and as agreed by the licensing Sub Committee (insert date).

APPENDIX 1 - CURRENT SITE Licence

DACORUM BOROUGH COUNCIL

LICENCE CONDITIONS FOR PERMANENT RESIDENTIAL CARAVAN SITE

FLAMWORTH MOBILES HOME PARK
R1 HOG APTS BOTTOM
FLAMWORTH

LICENCE NO. 10

DENSITY OF SPACE BETWEEN CARAVANS

1. Every caravan shall be not less than 6 metres from any other caravan in a separate occupation, and not less than 3 metres from a carriage way porch erected after these conditions become operative:
 - (a) The extension does not protrude more than 1 metre from the caravan.
 - (b) Is no more than 3 metres in length and no higher than the caravan to which it is attached.
 - (c) The construction is of sound materials suitable for the purpose.
 - (d) Is maintained in proper order.
 - (e) Is not used to store flammable materials.
2. The number of caravans allowed on the site at any one time shall not exceed 35, sited in such positions as approved by the Local Authority.
3. Caravans brought on to the site after these conditions become operative shall be constructed in accordance with British Standard 3632:1963, as revised, or such subsequent British Standard as may apply.

ROADS AND FOOTPATHS

4. Roads of suitable material finished to a hard, smooth surface properly drained and with prepared edging shall be provided and maintained so that no caravan standing is more than 45 metres from the road. Each standing and toilet/washing block if provided, shall be connected to the carriage way by a footpath with a hard surface and be not less than 0.75 metres wide. Carriage ways shall be not less than 4 metres wide or if they form part of a one-way traffic system, not less than 2.75 metres wide, be capable of withstanding a vehicle weight of 16,000 kilograms and have a clearance of 3.5 metres above. A turning circle of not less than 16.75 metres in diameter shall be provided at the end of any cul-de-sac on the carriage ways within the site. Notices requesting a speed limit of 10 miles per hour shall be posted and maintained.

HARDSTANDINGS

5. Every caravan to stand on a hardstanding of suitable material (6 cms good concrete on rammed hardcore or suitable pre-cast slabs will be satisfactory), and the standing is to project outwards not less than 1 metre from the entrance or entrances of the caravan. The base is to be at least as big in area as the caravan and laid with an adequate fall, away from the caravan, for the discharge of surface water.

FIRE FIGHTING APPLIANCES

6. Fire fighting equipment must be readily available, properly protected against adverse weather conditions. Minimum equipment to be provided at each fire point, is one 2.3 kilogramme dry power extinguisher (B.S. or FOC approved). The extinguisher should be checked annually by a competent person, and the date of inspection recorded.

Where the number of caravans exceed three and there is a water supply of sufficient pressure and flow there shall be provided within 100 metres a fire hydrant conforming to B.S.S. 750.

The position of each hydrant shall be marked by a yellow indicator complete with black 'H' and figures, the latter to give the size of the main and distance of hydrant in the upper and lower halves of the 'H' respectively. These plates to be mounted on short poles or walls adjacent to the cover-plates of all hydrants to which they refer. The cover-plates to be painted yellow.

Any restriction on the flow of water through the main caused by the installation of a water meter shall be overcome by the provision of a by-pass valve which shall be clearly indicated by a standard pattern indicator plate.

Fire Points

These shall be established so that no caravan or site building is more than 30 metres from a fire point. They shall be easily accessible and clearly and conspicuously marked 'FIRE POINT' in red.

Fire Fighting Equipment

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 together with a reel of small diameter hose of not less than 30 metres in length, having a means of connection to a water standpipe (preferably a screw thread connection) and terminating in a small hand control nozzle. Hoses shall be housed in a box painted red and marked 'HOSE REEL'. The rubber tubing shall be of a type to comply with the recommendations outlined in B.S.3169:1959, showing an internal diameter of not less than $\frac{1}{2}$ ". Hose reel nozzles shall not be more than

$\frac{3}{4}$ " in diameter and be hand controlled. The water supply to each hose reel shall be taken from a water main and the connection from the main to the reel shall be through rigid piping of at least 1" internal diameter. All reels shall be capable of delivering 5 gallons per minute.

The reels shall be so positioned that they can be easily run out in any direction, and shall be protected against the weather by provision of a weatherproof enclosure.

Where standpipes are not provided or the water pressure or flow is not sufficient, each fire point shall in addition be provided with either water extinguishers (2 x 9 litre) or a water tank of at least 500 litres capacity fitted with a hinged cover, 2 buckets and 1 hand pump or bucket pump.

9.

Fire Warning

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.

10.

Maintenance

All alarm and fire fighting equipment shall be maintained in working order and available for inspection by or on behalf of the Licensing Authority.

All equipment susceptible to damage by frost shall be suitably protected. Advice and instruction on the use of fire fighting appliances may be obtained from the local Fire Brigade.

11.

Fire Notices

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.

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.

12. Fire Hazards

- (a) Long grass and vegetation shall be cut at frequent and regular intervals to prevent them becoming a fire hazard. Any such cuttings shall be removed from the vicinity of caravans.
- (b) No flammable materials shall be stored under any caravan.

13. Storage of L.P.G.

Satisfactory provision shall be made for the storage of liquefied petroleum gas in accordance with the Health and Safety Executive Guidance Notes CS4 (the keeping of LPG in cylinders and similar containers) and CS5 (the storage of LPG at fixed installations), or such subsequent Guidance Notes as may apply.

14. Telephones

A telephone shall be available at all times on the site for calling the Police, Fire Brigade, Ambulance or other services in an emergency.

ELECTRICAL INSTALLATIONS

15. Sites shall be provided with an electricity supply sufficient in all respects to meet all reasonable demands of the caravans situated thereon.

Such electrical installation other than Electricity Board works and circuits subject to regulations made by the Secretary of State for Energy, under s.60 of the Electricity Act, 1947, shall be installed and maintained in accordance with the requirements of the Institution of Electrical Engineers' Regulations for the Electrical Equipment of Buildings (the IEE Wiring Regulations) for the time being in force, and where appropriate to the standard which would be acceptable for the purposes of the Electricity (Overhead Lines) Regulations 1970, SI 1970 No. 1355, or such subsequent Regulations as may apply.

The installation shall be inspected not less than once in every 12 months, (in the case of underground installations 3 years) or in such longer period as may be recommended by a person who should be one of the following:-

A professionally qualified Electrical Engineer

A member of the Electrical Contractors' Association

A member of the Electrical Contractors' Association of Scotland

A certificate holder of the National Inspection Council for Electrical Installation Contracting or,

A qualified person acting on behalf of one of these in which case it should be stated for whom he is acting

Such persons shall, within one 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 with the licence, and a copy sent to the Borough Council. The cost of the inspection and report shall be met by the Site Operator

WATER SUPPLY

16. All sites shall be provided with a water supply complying with British Standard Code of Practice CP 310(1952), or such subsequent Code of Practice as may apply.

Each caravan standing shall be provided with a piped water supply. Alternatively, water standpipes with an adequate supply of water shall be situated not more than 18 metres from any standing. These shall be separate from any provided for fire fighting purposes and suitable labelled 'Drinking Water'.

DRAINAGE SANITATION AND WASHING FACILITIES

17. Satisfactory provision shall be made for foul drainage, either by connection to a public sewer or by discharge to a properly constructed and approved collection or treatment system.

Each caravan brought onto the site after the date of this Licence shall be provided with:

- (i) a water closet, properly connected to the foul drainage system;
- (ii) a kitchen sink, wash-hand basin and bath/shower, with an adequate supply of hot and cold water to all fittings, and satisfactory disposal of the waste water to the drainage system.

For caravans without such facilities, communal toilet blocks shall be provided with adequate supplies of water, on at least the following scales:-

Men	1 W.C. and 1 urinal per 15 caravans
Women	2 W.C.'s per 15 caravans

One wash-basin for each W.C. or group of W.C.'s.
One shower or bath (with hot and cold water) for each sex per 20 caravans.

For sites containing 15 caravans or more laundry facilities shall be provided, in a separate room, on the scale of not less than one deep sink with running hot and cold water per 15 caravans, or one washing machine per 75 caravans, unless caravans on site have their own facilities and are provided with water and sewer connections, in which case the above provision shall apply for those caravans without the facilities.

There shall be adequate surface water drainage for carraigeways, footways and paved areas, and for the site generally.

REFUSE DISPOSAL

18. Every caravan standing to have a proper refuse bin or approved container with a close fitting lid. Arrangements to be made for regular emptying. The bin or container to be sited on a suitable hard standing.

STORAGE SPACE

19. At least 2.75 sq. metres of covered storage space to be provided for each caravan standing. The structures to be separate from the caravans they serve and not less than 5 metres from any other caravan. They are to be capable of being locked.

CAR PARKING

20. Suitably surfaced parking spaces are to be provided for car parking, with space for at least one car for each caravan standing. Minimum space for each car is 2.4 m x 4.8 m.

Additional space to be set aside and surfaced as required by the Licensing Authority for the parking of visitors cars.

RECREATIONAL SPACE

21. Space equivalent to about one tenth of the total area is to be allocated for children's games and other recreational purposes. Any area adjoining a roadway shall be adequately fenced along the boundary with the roadway. The space is to be maintained by the Licensee in a condition suitable for its purpose.

CONDITION AND TYPE OF CARAVAN

22. No caravans of the type of 'bus bodies, sheds on wheels, railway coaches or similar erections are to be allowed. All caravans are to be kept in good repair, weatherproof and painted.

LICENCE CONDITIONS

23. A copy of the conditions shall be displayed at all times in a suitable weatherproof frame in a prominent position on the site.

NEW WORKS AND ALTERATIONS

24. Before any work is carried out on the site which would affect any of these licence conditions prior approval is required from the issuing Authority.

Any structures, buildings, drainage and plumbing installations on the licenced site, must comply with the standards required by the Building Regulations, currently in force.

NAME BOARD

- 25. A suitable nameboard, identifying the site, must be provided and maintained, near the site entrance so as to be readily visible to visitors to the site.

COMMON AREAS ETC

- 26. All common areas and boundary fences on the site, including buildings provided by the Licensee, shall be maintained so as not to cause a public health nuisance and in a condition satisfactory to the Licensing Authority.

WAIVER OF LICENCE CONDITIONS

- 27. In the case of breach of any Licence conditions, the Council may grant a temporary waiver, on written application of the Licensee. Any waiver so granted will attach to the Licence conditions.

NOTE: (a) For the purposes of these conditions, the following equivalents will apply:-

6	metres or 20 feet	45	metres or 150 feet
3	metres or 10 feet	3.5	metres or 12 feet
1	metres or 3'6"	16.75	metres or 55 feet
0.75	metres or 2'6"	30	metres or 100 feet
4	metres or 13 feet	100	metres or 330 feet
2.75	metres or 9 feet	18	metres or 60 feet
8	cms or 3"	2.75	sq. metres or 30 sq. feet
	500 litres or 125 gallons		

(b) Health and Safety

You are advised that all steps should be taken to ensure that the safety of persons living or working on, or having access to the site. All staff should be adequately instructed and receive supervision and training in the use of equipment and safe systems of work.

Suitable and sufficient provision should be made for the lighting of all roads within the site boundary.

SIGHT LINES

28. Satisfactory sight lines must be maintained at the common site entrance.

Date of issue

9th Dec 1986

APPENDIX 2 - Letter confirming deemed planning consent

Chethams,
19 Buckingham Street,
Strand,
London,
WC2N 6EG.

Mr. Knapp

2577

RW/24474

JK/DP/4/0540/82

11th March 1983

Dear Sirs,

"GREEN LEAVES", HOGSPIT BOTTOM, PLAUNDEN, HEMEL HEMPSTEAD

Thank you for your letter of 11th February and a copy of the plan showing your clients' boundaries. I have endeavoured to outline the area covered by the site licence on a copy of the plan, but you will appreciate that it is not easy to be accurate in view of the scale and indistinct detail on the original.

I would confirm that your understanding of the situation regarding the "deemed" planning permission is correct, although there is of course no documentation that can be referred to.

Your comments regarding future applications are noted and it is likely that you have gauged the Council's objectives correctly. I can confirm that in the event of a planning application being received your clients will be notified as is the normal practice of the Council in respect of adjoining owners.

I understand that you will by now have received a reply from the Chief Environmental Health Officer to your earlier letter.

Yours faithfully,

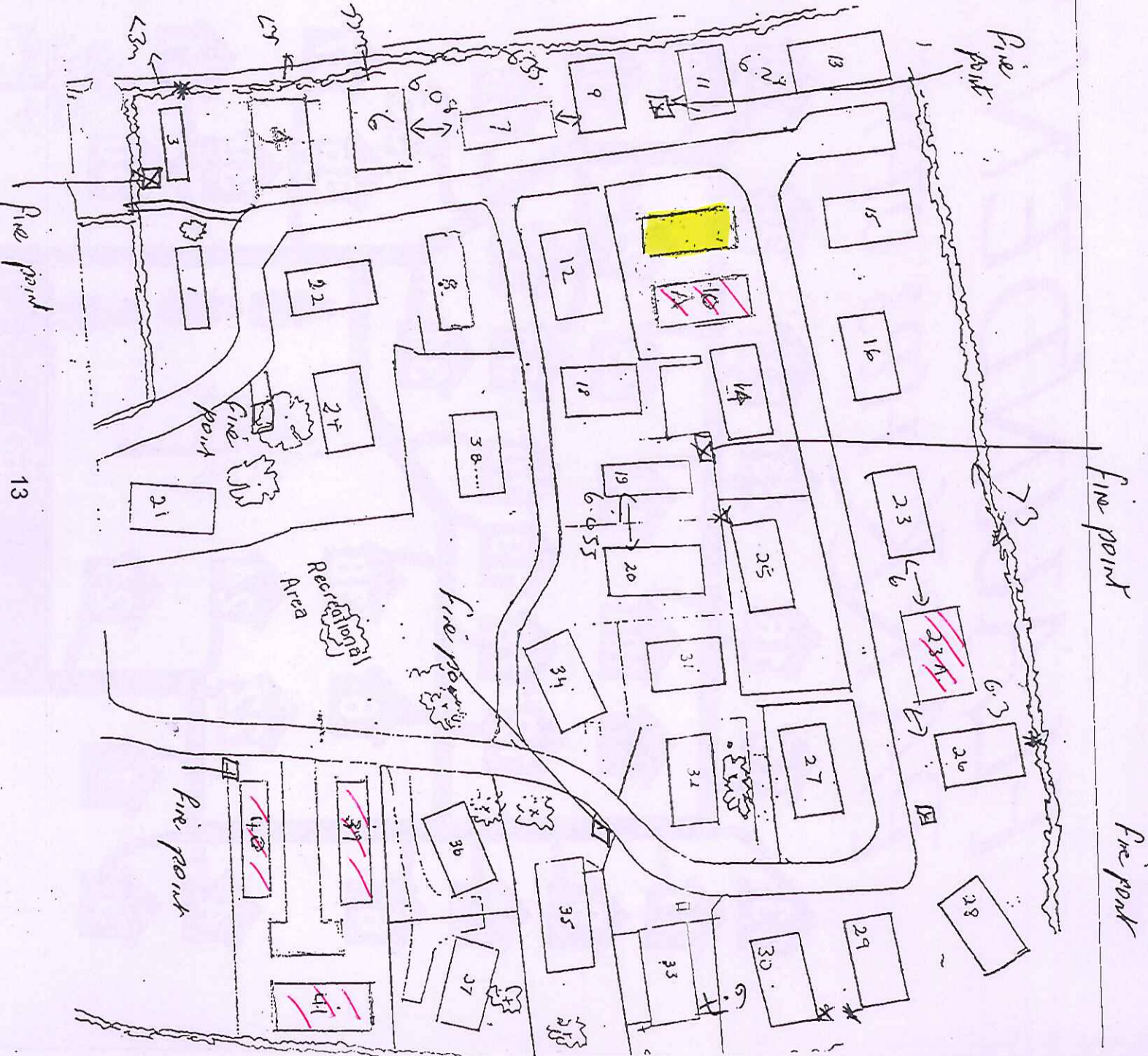
CHIEF PLANNING OFFICER

APPENDIX 3 - Current Site Plan

* Warden Street

Shellicence 36-40

Please note that the mobile homes marked with a red cross are already erected but not included in the site licence. The application includes the addition of one unit in highlighted area.



Flaunden Park

RESIDENTIAL PARK HOMES

Proprietors:

Mr & Mrs. M. Redding
Annapura
Flaunden Park
Hogpits Bottom
Flaunden
Herts. HP3 0PX



Tel. & Fax: 01442 - 832532
Mobile: 07896 - 539-665

PUBLIC PROTECTION	
H.P.P.	
25 FEB 2015	
EHM (H&P)	EHM (F&S)

24th February 2015

Dawn Ryder
Environmental Health Officer
Regulatory Service
Dacorum Borough Council
Civic Centre
Hemel Hempstead HP1 1HH

Dear Ms Ryder

Re Flaunden Park Site Licence

We would like to apply for an increase in number of our Site Licence from 35 to 40. We have 39 sited homes and one prepared base.

Yours sincerely,

M J Redding & Mrs J M Redding

APPENDIX 5 – REPRESENTATIONS.

None to date (12th March 2015).

