

RIBBLE VALLEY BOROUGH COUNCIL REPORT TO HEALTH & HOUSING COMMITTEE

Agenda Item No. 6

meeting date: THURSDAY, 21 JULY 2011
title: CARAVAN SITE LICENCE AT DALE HEY FARM, PRESTON ROAD,
RIBCHESTER
submitted by: 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:

- 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 Dale Hey Farm, Preston Road, Ribchester, has been used by the Caravan and Camping Club as a rally field and also as a five van certificated site for the past 5 years.

2.2 In April 2009, planning permission was granted to form a touring caravan site, comprising of 16 hard-standings, in a designated area to the rear of the property. A few months later, a further planning application was received (and approved) in order to extend the opening period of the site from 8 to 10 months (site closed October and November).

2.3 The October/November closure period was specifically requested by the site owner and although it is unusual for a caravan site within the Ribble Valley to be closed for these two months (sites are usually closed January and February), it complies with the guidelines set out in this Council's Caravan Compendium.

2.4 The planning permission also stipulated that the hard-standings shall be used for the siting of touring caravans for holiday accommodation only and under no circumstances whatsoever shall they be used for a person's primary residence.

3 ISSUES

3.1 An application has been made for a licence for a 10 month season.

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

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

3.4 The site has been inspected by the Council's Environmental Health Officer, Matthew Riding. Recent improvements undertaken by the site owners have ensured its compliance with the Model Standards.

4 RISK ASSESSMENT

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

- Resources – The cost 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 2.3.

CHIEF EXECUTIVE

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