

# RIBBLE VALLEY BOROUGH COUNCIL REPORT TO HEALTH & HOUSING COMMITTEE

Agenda Item No. 18

meeting date: THURSDAY, 18 JANUARY 2018  
 title: CALDER FARM CARAVAN SITE, BOLTON-BY-BOWLAND  
 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 Calder Farm, Settle Road, Bolton-by-Bowland has been used by the Caravan and Camping Club as a certified site for a number of years. In November 2016, planning permission was granted to form a touring caravan park with 13 hard-standings.

2.2 The length of the season approved is unrestricted although a maximum of five caravans are allowed on the site during the period 31 October to 1 March. Also, no caravan shall be permitted to remain on the site for a period of one month in total in any period of three months.

2.3 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 be used for a person's primary 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 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 The site has had an initial inspection by the Council's Environmental Health Officer and will be revisited next year following the construction of a new amenity block.

#### 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, 2.2 and 2.3.

MATTHEW RIDING  
ENVIRONMENTAL HEATH OFFICER (HOUSING)

MARSHAL SCOTT  
CHIEF EXECUTIVE

#### BACKGROUND PAPERS

None.

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

REF: MR/CMS/H&H/18 JAN 18