

RIBBLE VALLEY BOROUGH COUNCIL REPORT TO HEALTH & HOUSING COMMITTEE

Agenda Item No. 13

meeting date: THURSDAY, 13 SEPTEMBER 2018
 title: HIGHER FARM LODGES, PAYTHORNE
 submitted by: MARSHAL SCOTT – CHIEF EXECUTIVE
 principal author: HEATHER BARTON – HEAD OF ENVIRONMENTAL HEALTH SERVICES

1 PURPOSE

1.1 To inform Members of an application for a site licence for a new site.

1.2 Relevance to the Council's ambitions and priorities:

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

2 BACKGROUND

2.1 In April 2014, Higher Farm Lodges, Paythorne was granted planning permission for the creation of a static caravan/lodge park with 12 static caravans/lodges, car parking and an internal access road.

2.2 The length of the season approved is unrestricted. Planning permission stipulated that the lodges are for the purpose of holiday accommodation only, and shall not be used as a permanent residence.

2.3 The site licence holder shall ensure that a register is maintained and available for inspection by the Local Authority showing details of primary residence of the owner/occupier.

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 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.

3.3 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".

3.4 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 CONCLUSION

5.1 Accept the content of the report and note that the Head of Environmental Health Services is to grant a Site Licence in the terms set out in 2.1, 2.2 and 2.3.

HEATHER BARTON
HEAD OF ENVIRONMENTAL HEALTH SERVICES

MARSHAL SCOTT
CHIEF EXECUTIVE

BACKGROUND PAPERS

None.

For further information please ask for Heather Barton, extension 4466.

REF: MR/CMS/H&H/13 SEPT 18