

# Teignbridge District Council

## Caravan Sites And Control Of Development Act 1960

### Licence Conditions: Touring Caravan Sites

Schedule of Conditions attached to Site Licence

Ref:

Granted to:

Address:

On the

in respect of a maximum of :

On land situate at:

From:

In this licence any reference to a unit means a caravan or where tents are also permitted under Planning Consent, a main tent together with any one small tent sited within 3 metres of it and used in conjunction with it.

Units shall be so spaced so that emergency vehicles will be able to secure access at all times to within 90 metres of any unit on the site.

***There are elements of conditions 1, 2, 15, 16 which can be enforced by either Devon and Somerset Fire & Rescue Service or Teignbridge District Council.***

***Where any intervention or enforcement action is required in relation to these particular issues, Teignbridge District Council will notify you regarding which Authority will be responsible.***

Cond Number:	Condition Details	Enforced by:
<b>Site Density And Number Of Units</b>		
1.	The total number of caravans on the site shall not exceed 75 to the hectare calculated on the basis of the useable area rather than the total site area (i.e. excluding crags, lakes, roads, communal services etc., and land used for sewerage treatment).	TDC or DSFRS
<b>Spacing</b>		
2.	Every unit shall be not less than 6 metres from any other unit.  Vehicles and other ancillary equipment may be permitted within the 6 metre space between units but, in order to restrict the spread of fire, there should always be 3 metres clear space within the 6 metre separation zone.	TDC or DSFRS

	A unit includes any porch or awning or any other extension but excludes tow bars and entry platforms.	
<b>Car Parking</b>		
3.	Car parking shall only be permitted on level ground or in any other position as approved by the Licensing Authority, so as to avoid danger to other site users.	TDC
<b>Entrances</b>		
4.	Entrances and exits shall be surfaced with a suitable material to the satisfaction of the Local Authority.	TDC
<b>Waste Water Disposal</b>		
5.	Waste water disposal points should be provided so that each pitch is no further than 90 metres from a waste water disposal point.	TDC
<b>Drinking Water Supply</b>		
6.	All sites shall be provided with a water supply complying with British Standard Code of Practice C.P. 310 (1965) – or any subsequent modification thereof. Each caravan standing shall be situated not more than 90 metres from a water standpipe. Every standpipe shall be provided over a concrete base of sufficient size and suitable design ensuring that waste water there from is discharged to a trapped gully connected to a suitable drainage system.	TDC
<b>Artificial Lighting</b>		
7.	Provision shall be made for adequate artificial lighting of all toilet blocks, bathrooms, laundry rooms and other buildings for the general use of the occupants of the site.	TDC
<b>Toilets, Wc's And Chemical Closets</b>		
8.	<p>There shall be provided toilet facilities on the scale of one WC and one urinal for men and two WC's for women per 30 units and their location shall be to the satisfaction of the licensing authority. Satisfactory provision shall be made for the disposal of sanitary towels.</p> <p><b>Note</b> – Where the provision of WC's is not feasible or justified, entry shall be confined to units with their own toilets, or chemical closets shall be provided.</p> <p><b>Disposal points for chemical closets</b></p> <p>Whether or not WC's are provided, properly designed disposal points for the contents of chemical closets shall be provided together with an adjacent adequate supply of water for cleansing containers. The method of disposal is to be to the satisfaction of the Local Authority and the appropriate Water Authority. The water supply should be clearly labelled as non-potable. No unit is to be sited within 10 metres of a disposal point.</p>	TDC

<b>Foul Drainage</b>		
9.	Provision shall be made to the satisfaction and approval of the Licensing Authority for the disposal of foul drainage from the site by means of a connection to a public sewer or by other suitably approved means of disposal, and the drainage system and plant shall be well maintained and kept in a proper working order.	TDC
<b>Washing Points</b>		
10.	Wash basins, supplied with hot and cold water, shall be provided on the basis of two for each sex per 30 units and, where possible, they shall be situated adjacent to the toilets.	TDC
<b>Baths And Showers</b>		
11.	Baths with hot and cold water or showers with hot water at a suitably controlled temperature shall be provided on the basis of one bath or shower for each sex for 25 units. Sufficient space shall be allowed in each shower compartment to enable clothing to be stored and kept dry.	TDC
<b>Disabled Persons</b>		
12.	It will be a matter for agreement between the Licensing Authority and the site operator as to the need for water points, toilets, washing points and showers for the disabled.	TDC
<b>Electrical Installations</b>		
13.	<p>Sites should be provided with an electricity supply sufficient in all respects to meet all reasonable demands of the caravans situated on them.</p> <p>Any electrical installations, which are not Electricity Board works and circuits subject to regulations made by the Secretary of State under Section 16 of the Energy Act 1983 and Section 64 of the Electricity Act 1947, should be installed, tested and maintained in accordance with the provisions of the Institution of Electrical Engineers (IEE) Regulations of Electrical Installations from the time being in force, and where appropriate, to the standard which would be acceptable for the purposes of the Electricity Supply Regulations 1988, Statutory Instrument 1988 No. 1057.</p> <p>Work on electrical installations and appliances should be carried out only by competent persons such as the manufacturer's appointed agent, the electricity supplier, a professionally qualified electrical engineer, a member of the Electrical Contractors' Association, a contractor approved by the National Inspection Council for Electrical Installation Contracting, or a qualified person acting on behalf of one of the above. The installations should be inspected periodically: under IEE Wiring Regulations, every year or such longer period (not exceeding 3 years) as is considered appropriate in each case. When an installation is inspected, it should be judged against the current regulations.</p>	TDC

	<p>The inspector should, within 1 month of such an inspection, issue an inspection certificate in the form prescribed in the IEE Wiring Regulations which should be retained by the site operator and displayed, supplemented or replaced by subsequent certificates, with the site licence. The cost of the inspection and report should be met by the site operator or licence holder.</p> <p>If an inspection reveals that an installation no longer complies with the regulations extant at the time it was first installed, any deficiencies should be rectified. Any major alterations and extensions to an installation and all parts of the existing installation affected by them should comply with the latest version of the IEE Wiring Regulations.</p> <p>If there are overhead electric lines on the site, suitable warning notices should be displayed at the entrance to the site and on supports for the line. Where appropriate, particular attention should be drawn to the danger of masts of yachts or dinghies contacting the line.</p>	
<b>Refuse Disposal</b>		
14.	Adequate provision should be made for the storage, collection and disposal of refuse.	TDC
<b>Fire Precautions</b>		
15.	<p>No unit shall be further than 90 metres from a fire point. At each fire point there should be two water (gas expelled) extinguishers each of 10 litres capacity and complying with British Standard 5423: 1980 together with a means of raising the alarm in the event of a fire (i.e. a manually operated sounder, gong or hand operated siren). All fire fighting equipment susceptible to damage by frost shall be suitably protected.</p> <p>Note – Subject to the approval of the Fire Officer alternative facilities may be appropriate.</p> <p>Wherever there is a likelihood of fire spreading due to vegetation catching fire, suitable beaters of the type used by the Forestry Commission, shall also be provided at each fire point.</p> <p>The fire points shall be clearly marked and easily accessible. All fire fighting equipment shall be maintained in working order and kept available for use and for inspection by the licensing authority.</p> <p>Each fire point should exhibit a conspicuous notice indicating the action to be taken in case of fire and the location of the nearest telephone.</p>	TDC or DSFRS

	<p>The notice should include the following: -</p> <p>On discovering the fire:</p> <ol style="list-style-type: none"> <li>1. Raise the alarm.</li> <li>2. Ensure the affected unit is evacuated.</li> <li>3. Call the Fire Brigade (the nearest telephone is sited .....).</li> <li>4. If practicable, attack the fire using the fire fighting equipment provided.</li> </ol>	
<b>Liquefied Petroleum Gas</b>		
16.	<p>Arrangements for the storage of Liquefied Petroleum Gas (LPG) on the site shall be in accordance with the current national Code of Practice and Regulations.</p>	TDC or DSFRS
<b>Site Maintenance</b>		
17.	<p>The Site Operator is to be responsible for maintaining the site in a tidy and orderly condition.</p> <p>All buildings, structure, roads, footpaths, works, fittings, apparatus and plant, including sanitary facilities on the site, shall be maintained in good order and repair, and in a clean and wholesome condition.</p>	TDC
<b>Site Notices</b>		
18.	<p>A sign indicating the name of the site shall be displayed at the site entrance.</p> <p>Notices shall be displayed prominently on the site indicating the action to be taken in the event of an emergency and show where the site manager or person in control of the site, police, fire brigade, ambulance and local doctors can be contacted and the location of the nearest public telephone.</p> <p>When practicable a telephone shall be provided on the site and the full address of the site shall be displayed near the telephone.</p> <p>At sites subject to flood risk, warning notices shall be displayed giving advice about the operation of the flood warning system.</p> <p>At sites with overhead electric lines, warning notices shall be displayed on the supports for the lines and at the site entrance where appropriate, these should warn against the danger of contact between the lines and the masts of yachts or dinghies.</p> <p>Copies of the site licence with its conditions shall be displayed prominently on the site.</p>	TDC

<b>Surface Water</b>		
19.	There shall be adequate surface water drainage for site roads, footways, paved areas, and for the site generally.	TDC

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EXAMPLE CONDITIONS