

Moveable Dwellings (including Tents) Sites (Public Health Act 1936 Section 269)

These conditions shall apply to the land shown on the plan attached to the site licence application. The term 'unit' is used to describe a moveable dwelling as defined in paragraph 2.4 of the Caravan Site Procedure. These conditions were adopted by Full Council of the Borough Council of King's Lynn & West Norfolk on 28th March 2013

1. General

(i) Roads and Carriageways. Roads and carriageways where required shall be constructed of suitable materials, with an impervious surface if necessary, having in mind the nature of the subsoil and the volume of traffic.

(ii) One car parking space is to be provided beside the unit. Additional car parking, separate from the units, is to be provided at the rate of at least one space per 5 units.

(iii) The licensee shall ensure that grass, hedges, trees and ditches are kept in a satisfactory condition. Toilet blocks, disposal points, fire points, standpipes and electrical or other equipment shall be maintained in a satisfactory condition. The site shall be kept clear of litter. All roads shall be adequately maintained and shall be cleaned as often as necessary to ensure healthy conditions on the site. Adequate drainage for surfaces of roads, carriageways, car parking spaces and the site in general shall be provided.

(iv) The licensee shall take all reasonable steps to prevent disorderly conduct on the site and to prevent noise or other nuisance likely to disturb the neighbourhood.

(v) At all times when the units are in use, the site licence is to be displayed in a properly constructed case, fixed near the entrance to the site.

(vi) A recreational space equivalent to one tenth of the total area shall be allocated for children's games and other recreational purposes unless a specific exemption is granted.

(vii) During the period from 1st November to 19th March, unless otherwise specified on the site licence, the site shall be cleared of units.

(viii) Medical Services. A notice showing the name and addresses of all medical practitioners in the area together with telephone numbers is to be clearly displayed at all times.

(ix) Emergency Telephone. A telephone should be available on the site, at all times, for calling Police, Fire, Ambulance or other Emergency Service.

(x) Identification. Each available pitch is to be numbered for identification purposes and such number is to be maintained in a legible condition. These records must be kept for a minimum of five years and be made available to an authorised officer of the Borough Council upon reasonable request.

(xi) If paraffin or bottled gas cylinders are kept by the site operator, or any other person, for supplying the needs of occupants of units on the site, they shall be kept in accordance with the requirements of the Health & Safety Executive code of practice for keeping L.P.G. in cylinders and similar containers. A warning notice "Danger Highly Inflammable, No Smoking or Naked Lights" is to be displayed.

(xii) Transfer of Site Licence. A Site Licence may be transferred to another owner of the site. Please notify the Borough Council if you intend to give up your right of occupation in respect of the land in question.

2. Spacing

Space between Units: No unit may be stationed within: (a) 6 metres of any other unit or (b) 3 metres of a carriageway or (c) 3 metres of a boundary of the site.

3. Fire Prevention

Each and every condition of this site licence shall not apply to any fire safety matter to which requirements or prohibitions that are or could be imposed by the Regulatory Reform (Fire Safety) Order 2005, specifically in relation to the Caravan Site. Controls in relation to fire safety do apply in as much and so far as is compatible with the said Order.

(i) All site operators must have a suitable and sufficient fire risk assessment carried out which must be available for inspection

(ii) Fire Points – should be located throughout the site, as a guide within 50 metres of any moveable dwelling.

(iii) The fire points should be clearly visible and appropriately signed 'Fire Point'. They should contain inside:

(a) Portable air warning horn or other approved warning device.

(b) Fire action instruction notice

(c) Hand held torch

(iv) The fire point should consist of a red hi-viz waterproof housing bearing a fixed weatherproof fire action instruction notice on the outside and a smaller usable waterproof one on the inside attached to the warning device.

(v) The fire action instruction notice should read as follows:

Fire Action Instruction Notice

Do not take personal risks or attempt to tackle the fire

Raise the alarm by activation of the air horn (located inside) or other similar device (must be approved by the fire service) in the location of but not in close vicinity to the fire affected area

Ensure the fire and rescue service is called

The nearest telephone is sited

The address of this site is

Meet the fire and rescue service on their arrival to give:

Access (open gates)

Directions to incident

Report if it is known if there are any persons missing/trapped

(vi) A weekly check should be carried out to ensure equipment is still in position and in good working condition.

(vii) It is hoped that the equipment will not be misused or stolen from the fire points. This would need to be monitored and dealt with as appropriate

(viii) Where regular staff are on site appropriate fire fighting equipment within the office/shop for that particular risk and appropriate potable fire fighting equipment available to deal with a small fire must be available. The staff must have regular appropriate fire training before being allowed to use the extinguishers

(ix) Fire extinguishers are not required to be located around the site for staff use (unless secured) as it would lead to temptation for members of the public to try and use them

4. Water, Sewerage, Drainage & Refuse

(i) The site shall be provided with a water supply complying with current British Standards.

(ii) A sufficient number of standpipes with taps are to be provided on the site, so that no unit is more than 30 metres from any standpipe. Each standpipe is to be provided with a concrete surround of a minimum size measuring 1.25 metres x 1.25 metres laid to a proper fall to allow water to drain quickly and effectively into the gully. A gully connected to the foul drainage system shall be located under each standpipe.

(iii) Satisfactory provision is to be made for drainage, either by connection to public sewer, properly constructed cesspool or septic tank. Standard is to be in accordance with Building Regulations.

All sanitary fittings shall be made to discharge into the drainage system in an approved manner.

(iv) Waste disposal must be compliant with the most recent guidance provided by the Environment Agency or other similar enforcement agency.

(v) Each site is to be provided with water closets in the following proportions.

(a) Men – 1 WC and 1 urinal per 15 units or part thereof

(b) Women – 2 WC's per 15 units or part thereof

(vi) Except in the case of 3 units or less when the licensing authority may accept a lower standard.

(vii) No unit shall be stationed at a greater distance than 100 metres from a toilet block.

(viii) Toilet blocks are to be constructed in strict accordance with the requirements of the Building Regulations. Walls and floors are to be of an impervious material. All toilets are to be constructed to ensure adequate privacy and all sanitary facilities are to be provided free of charge.

(ix) Each block of WC's are to be provided with a proportionate number of wash basins and the total number of wash basins on the site must be in accordance with the following scale:-

(a) 1 wash hand basin for each sex per 15 tents or part thereof, except in the case of 3 units or less when the licensing authority may accept a lower standard.

(b) Each wash hand basin is to be supplied with running hot and cold water.

(x) There shall be provided one bath, or shower, with hot and cold water for each sex per 30 units.

Note: where there are 5 or less units this requirement may be dispensed with, subject to written confirmation from the Borough Council's Licensing Team.

(xi) There shall be provided one or more properly designed disposal points for chemical closets contents, fitted with a flushing cistern, with an adequate supply of water for cleaning the containers. Such disposal points shall be connected to a sealed cesspool (independent of any public sewerage

system) and shall be provided at the rate of one to each toilet block on the site, this condition may be dispensed with when the use of chemical toilets is specifically prohibited.

(xii) Laundry facilities are to be provided in a separate room attached to the toilet block and are to be fitted with one deep sink with hot and cold running water per 100 units.

Note: where there are 5 or less units this requirement may be dispensed with, subject to written confirmation from the Borough Council's Licensing Team.

(xiii) Sufficient refuse containers of an approved design, complete with close fitting lids are to be kept clean and placed in an approved position.

IMPORTANT ADDITIONAL INFORMATION

Section 269 Public Health Act 1936 - Power of local authority to control use of moveable dwellings.

(1) For the purpose of regulating in accordance with the provisions of this section the use of moveable dwellings within their district, a local authority may grant—

(i) Licenses authorising persons to allow land occupied by them within the district to be used as sites for moveable dwellings; and

(ii) licenses authorising persons to erect or station, and use, such dwellings within the district;

and may attach to any such Licence such conditions as they think fit—

(a) in the case of a Licence authorising the use of land, with respect to the number and classes of moveable dwellings which may be kept thereon at the same time, and the space to be kept free between any two such dwellings, with respect to water supply, and for securing sanitary conditions;

(b) in the case of a Licence authorising the use of a moveable dwelling, with respect to the use of that dwelling (including the space to be kept free between it and any other such dwelling) and its removal at the end of a specified period, and for securing sanitary conditions.

Section 300 Public Health Act 1936 - Appeals and applications to courts of summary jurisdiction.

(1) Where any enactment in this Act provides—

(a) for an appeal to a court of summary jurisdiction against a requirement, refusal or other decision of a council; or

(b) For any matter to be determined by, or an application in respect of any matter to be made to, a court of summary jurisdiction,

the procedure shall be by way of complaint for an order, and the Summary Jurisdiction Acts shall apply to the proceedings.

(2) The time within which any such appeal may be brought shall be twenty-one days from the date on which notice of the council's requirement, refusal or other decision was served upon the person desiring to appeal, and for the purposes of this subsection the making of the complaint shall be deemed to be the bringing of the appeal.

(3) In any case where such an appeal lies, the document notifying to the person concerned the decision of the council in the matter shall state the right of appeal to a court of summary jurisdiction and the time within which such an appeal may be brought.