

COPY

No. 18/00243/CVCARA


CARAVAN SITES AND CONTROL OF DEVELOPMENT ACT 1960
Section 3

SITE LICENCE

To: Dr Claire Norton
St Margarets House, Hollesley Road, Shottisham, Woodbridge, Suffolk,
IP12 3HD


1. **WHEREAS** on the 2 February 2000 Kenneth Norton applied to the Suffolk Coastal District Council ("the Council") for a site licence in respect of land at Caravan Site, St Margarets House, Hollesley Road, Shottisham ("the land").
2. **AND WHEREAS** you are entitled to the benefit of planning consent references E/408/3 and C09/0263 for the use of the land as a caravan site granted under Part III of the Town and Country Planning Act 1990, otherwise than by a development order.
3. **AND WHEREAS** on the 11 February 2000 the Council granted a site licence in respect of the land, pursuant to section 3 of the Caravan Sites and Control of Development Act 1960 subject to conditions.
4. **AND WHEREAS** the licence was transferred to you on 27 January 2009.
5. **AND WHEREAS** the conditions attached to the site licence are hereby amended by the Council pursuant to section 8 of the 1960 Act (see conditions as amended on the attached schedule).
6. **NOW, THEREFORE** the Council issues a replacement site licence.

Dated: 5 May 2009

Signed:.....
M J Eaton
Head of Housing and Benefits
(the officer appointed for this purpose)

This Licence is amended in accordance with Section 8 of the Caravan Sites and Control of Development Act 1960, following planning consent referenced C/11/2401. Revised conditions apply.

Dated: 19 December 2018

Signed:.....
S. Allison
Environmental Health Technical Officer
(The authorised officer for and on behalf
of Suffolk Coastal District Council)

It is important that you should read the attached notes

NOTES

Sections 7, 9 and 10 of the Caravan Sites and Control of Development Act 1960 provide as follows:

Appeal to Magistrates' Court against conditions attached to the Site Licence

Section 7

1. Any person aggrieved by any condition (other than the condition referred to in subsection (3) of section 5 of this Act) subject to which a Site Licence has been issued to him in respect of any land may, within twenty eight days of the date on which the licence was issued, appeal to a Magistrates' Court acting for the Petty Sessions area in which the land is situated; and the court, if satisfied (having regard amongst other things to any standards which may have been specified by the Secretary of State under subsection (6) of the said section 5) that the condition is unduly burdensome, may vary or cancel the condition.
2. In so far as the effect of a condition (in whatever words expressed) subject to which a Site Licence is issued in respect of any land is to require the carrying out on the land of any works, the condition shall not have effect during the period within which the person to whom the Site Licence is issued is entitled by virtue of the foregoing subsection to appeal against the condition, nor, thereafter, whilst an appeal against the condition is pending.

Provision as to breaches in condition

Section 9

1. If an occupier of land fails to comply with any condition for the time being attached to a Site Licence held by him in respect of the land, he shall be guilty of an offence and liable on summary conviction, in the case of the first offence to a fine not exceeding level 4 on the standard scale of fines*.
2. Where a person convicted under this section for failing to comply with a condition attached to a Site Licence has on two or more previous occasions been convicted thereunder for failing to comply with a condition attached to that licence, the court before whom he is convicted may, if an application in that behalf is made at the hearing by the Local Authority in whose area the land is situated, make an order to the revocation of the said licence to come into force on such date as the court may specify in the order, being a date not earlier than the expiration of any period within which notice of appeal (whether by case stated or otherwise) may be given against the conviction; and if before the date so specified an appeal is so brought the order shall be of no effect pending the final determination or withdrawal of the appeal.

The person convicted or the Local Authority who issued the Site Licence may apply to the Magistrates' Court which has made such an order revoking a Site Licence for an order extending the period at the end of which the revocation is to come into force; and the Magistrates' Court may, if satisfied that adequate notice of the application has been given to the Local Authority, or, as the case may be, the person convicted, make an order extending that period.

3. Where an occupier of land fails within the time specified in a condition attached to a Site Licence held by him to complete to the satisfaction of the Local Authority in whose area the land is situated any works required by the condition to be so completed, the Local Authority may carry out those works, and may recover as a simple contract debt in any court of competent jurisdiction from that person any expenses reasonably incurred by them in that behalf.

Transfer of site licences and transmission on death, etc

Section 10

1. When the holder of a Site Licence in respect of any land ceases to be the occupier of the land, he may, with the consent of the Local Authority in whose area the land is situated, transfer the licence to the person who then becomes the occupier of the land.
2. Where a Local Authority give their consent to the transfer of a Site Licence, they shall endorse on the licence the name of the person to whom it is to be transferred and the date agreed between the parties to the transfer as the date on which that person is, for the purposes of this part of this Act, to be treated as having become the holder of the licence.
3. If an application is made under section 1 of the section for consent to the transfer of a Site Licence to a person who is to become the occupier of the land, that person may apply for a Site Licence under section 3 of this Act as if he were the occupier of the land, and if the Local Authority at any time before issuing a Site Licence in compliance with that application give their consent to the transfer they need not proceed with the application for the Site Licence.
4. Where any person becomes, by operation of law, entitled to an estate or interest in land in respect of which a Site Licence is in force and is, by virtue of his holding or interest, the occupier of the land within the meaning of this part of this Act he shall, for the purposes of this part of the Act, be treated as having become the holder of the licence on the day on which he became the occupier of the land, and the Local Authority in whose area the land is situated shall, if an application is made in that behalf to them, endorse his name and the said date on the licence.

* Currently £2,500, subject to alteration by Order

SITE LICENCE CONDITIONS

(Revised December 2018)

Caravan Sites and Control of Development Act 1960

Touring Caravan Site

Schedule to Site Licence for **The Shottisham Campsite, St. Margaret's House, Hollesley Road, Shottisham**

The maximum number of touring caravans shall be 25.

Use of land shall be restricted to the period from 1 April, or Easter (whichever is earlier) to 31 October.

1. Density and Space between Units

- 1.1 Every unit shall be not less than 6 metres from any other unit in separate family occupation and not less than 3 metres between units in any circumstances.
- 1.2 Vehicles and other ancillary equipment shall be permitted within the 6 metres space between units in separate family occupation but there shall always be 3 metres clear space within the 6 metres separation.
- 1.3 Emergency vehicles shall be able to secure access at all times to within 90 metres of any unit on site.
- 1.4 The gross density shall at no time exceed 75 units (caravans or motor homes) per hectare calculated on the basis of useable area (i.e. excluding lakes, roads and communal services).

2. Drinking Water Supply and Waste Water Disposal

- 2.1 There shall be an adequate supply of drinking water. Each pitch on the site should be no further than 90 metres from a water tap.
- 2.2 At each tap there shall be a soakaway or gully.
- 2.3 Waste water disposal points shall be provided so that each pitch is no further than 90 metres from a waste water disposal point.

3. Drainage, Sanitation and Washing Facilities

- 3.1 Satisfactory provision shall be made for foul drainage either by connection to a public sewer or sewage treatment works or by discharge to a properly constructed septic tank or cesspool approved by the Local Authority.
- 3.2 Properly designed disposal points for the contents of chemical closets shall be provided, with an adequate supply of water for cleaning the containers.
- 3.3 Toilets and washing points shall be provided on at least the following scale:
 - 1 WC and 1 urinal for men, and 2 WC's for women; per 30 pitches.
 - 2 wash hand basins for men and 2 wash hand basins for women; per 30 pitches.

- 3.4 Showers with hot and cold water supplies shall be provided on the following scale:
- 1 shower per 25 pitches.
- 3.5 Particular consideration should be given to the needs of the disabled in the provision made for water points, toilets, washing points and showers.

4. **Electrical Installations**

- 4.1 Where there is an electrical installation other than Electricity Board works and circuits subject to Regulations under Section 60 of the Electricity Act 1947, it should be installed to the requirements of the Institution of Electrical Engineers' Regulations for Electrical Installations (the IEE Wiring Regulations) for the time being in force and, where appropriate, to the standard acceptable for the Electricity (Overhead Lines) Regulations 1970, SI 1970 No 1355. Any installation should be maintained in such a way as to prevent danger as far as reasonably practicable and should be periodically inspected and tested by a competent person in accordance with the IEE Wiring Regulations.

5. **Liquefied Petroleum Gas**

- 5.1 Arrangements for the storage of Liquefied Petroleum Gas (LPG) on the site should be in accordance with the current national Code of Practice and regulations.

6. **Refuse Disposal**

- 6.1 Adequate provision shall be made for the storage, collection and disposal of refuse.

7. **Requirement to Comply with Regulatory Reform (Fire Safety) Order 2005**

- 7.1 A copy of the fire risk assessment carried out under the Regulatory Reform (Fire Safety) Order 2005 shall be made available to the Local Authority on demand.

8. **Notices**

- 8.1 A suitable sign shall be prominently displayed at the site entrance indicating the name of the site.
- 8.2 A copy of the site licence with its conditions shall be displayed prominently on the site.
- 8.3 Notices and a plan shall be displayed on the site setting out the action to be taken in the event of an emergency. They shall show where the police, fire brigade, ambulance, and local doctors can be contacted, and the location of the nearest public telephone. The notices shall also give the name and location/telephone number of the site licence holder or his/her accredited representative. At sites subject to flood risk, warning notices shall be displayed giving advice about the operation of the flood warning system.
- 8.4 All notices shall be suitably protected from the weather and displayed where possible out of the direct rays of the sun, preferably in areas lit by artificial lighting.