

**WYRE FOREST DISTRICT COUNCIL****CABINET**  
**21<sup>ST</sup> JULY 2009****Holiday and Touring Caravan Sites Model Conditions**

<b>OPEN</b>	
<b>SUSTAINABLE COMMUNITY STRATEGY THEME:</b>	A Better Environment
<b>CORPORATE PLAN AIM:</b>	A Sustainable Environment
<b>CABINET MEMBER:</b>	Councillor Tracey Onslow
<b>DIRECTOR</b>	Director of Planning & Regulatory Services
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<b>APPENDICES:</b>	1. Wyre Forest District Council Holiday Caravan Site Licence Model Conditions 2009 2. Wyre Forest District Council Touring Caravan Site Licence Model Conditions 2009

**1. PURPOSE OF REPORT**

- 1.1 To present Members with recommended model holiday and touring caravan site licence conditions for caravan sites, to be adopted and applied to the holiday and touring sites in the District.

**2. RECOMMENDATION**

The Cabinet is asked to **DECIDE** to:

- 2.1 **adopt the Wyre Forest District Council Holiday Caravan Site Licence Model Conditions 2009 as set out in Appendix 1.**
- 2.2 **adopt the Wyre Forest District Council Touring Caravan Site Licence Model Conditions 2009 as set out in Appendix 2.**

**3. BACKGROUND**

- 3.1 The Council has responsibility for the licensing of certain caravan sites, including the application and enforcement of appropriate conditions. This comes from the Caravan Sites Control and Development Act 1960.
- 3.2 The Government is able to produce guidance on conditions to be applied to caravan sites. The last guidance for holiday sites was produced in 1989. The last guidance for touring sites was produced in 1983.
- 3.3 The aim of licence conditions is to promote the safety and welfare of the users of the sites. The specific purposes for which conditions can be applied are set out in Section 5 of the Act. The details of this section are set out in background paper 10.1 below.

- 3.4 The definition of a caravan under the Act encompasses what are commonly called park homes or mobile homes as well as more traditional static caravans and touring caravans. The licence cannot apply conditions beyond the limitations of any planning conditions.
- 3.5 The use of land as a caravan site is controlled by relevant planning legislation. The standards, layout and amenities are controlled by the site licence which is issued under the Caravan Sites Control and Development Act 1960, section 5. Conditions are attached to the licence which relate to the physical use of the site and its management. The local authority must consider the national guidance and any consultation with the fire service when deciding what conditions to attach.
- 3.6 The reason for the review of the conditions follows on from the adoption of model standard conditions for residential sites within the district agreed and implemented in October 2008, this was prompted by the publication of The Model Standards 2008 for Caravan Sites in England. Bringing the holiday and touring caravan site conditions up to date will provide unity and clarity across the district allowing us to ensure that all sites within the District operate under the same licence conditions.

#### **4. KEY ISSUES**

- 4.1 The Council should maintain standard licence conditions for the benefit of occupiers and provide clarity to the site owners and licence holders and managers.
- 4.2 The existing holiday caravan site licence conditions are based on the 1989 Model Standards. The existing touring caravan site licence conditions are based on the 1983 Model Standards. Both sets of licence conditions are now out of date and require revisions.
- 4.3 The updating of site licence conditions will need to allow a certain amount of time for the Licence holders to bring the sites up to the required standards. Where there is no apparent significant risk to health or safety it is proposed to allow one year for any upgrading or changes to be made. This will also allow for consultation with site owners on any changes.

#### **5. FINANCIAL IMPLICATIONS**

- 5.1 No additional financial implications arise from the adoption of new model conditions.

#### **6. LEGAL AND POLICY IMPLICATIONS**

- 6.1 Officers will act under the Private Sector Housing Enforcement Policy to follow up the site licence requirements and ensure compliance through advice and if necessary through the use of prosecution as enabled under the Act.

**7. RISK MANAGEMENT**

- 7.1 The Council needs to adopt an appropriate response to its powers and duties under the relevant legislation and having an up to date model set of licence conditions supports this need.

**8. CONCLUSION**

- 8.1 The Council is responsible for licensing caravan sites and the application of appropriate, up to date conditions will act to protect and enhance the safety and welfare of occupiers and visitors to the District.

**9. CONSULTEES**

- 9.1 Hereford and Worcester Fire and Rescue Service
- 9.2 As part of the process of applying the conditions through reviewing the site licence, site owners and managers will be consulted.

**10. BACKGROUND PAPERS**

- 10.1 Caravan Sites and Control of Development Act 1960
- 10.2 Caravan Sites and Control of Development Act 1960 Section 5, Model Standards 1989, Holiday Caravan Sites
- 10.3 Caravan Sites and Control of Development Act 1960 Section 5, Model Standards for Touring Caravan Sites 1983