

Caravan Sites and Control of Development Act 1960



Newport City Council in pursuance to Section 3 of the Caravan Sites and Control of Development Act 1960 hereby certify (subject to the attached conditions) that:-

Maria Phipps

Is Licensed in respect of the site known as:-

Ty Coch Farm, Coast Road, St Brides Wentlooge, Newport, South Wales, NP10 8SR

For the number of caravan/tents to be on the site at any one time **not** exceeding are: **15** hard stand pitches and **15** tents on grass pitches

The maximum number of caravans permitted on the site known as **Ty Coch Farm, Coast Road, St Brides Wentlooge, Newport, South Wales, NP10 8SR** shall be determined by the spacing standard and density requirement and must not exceed the combined planning permissions number of caravans for the site. You are entitled to the benefit of permission reference number **12/1214**, (Certificate of Lawfulness) for the use of the said land as a caravan site granted under Part III of the Town and Country Planning Act 1971 otherwise than by a development order.

Manager Name (if any): **N/A**

Site Licence No.:	23/01034/CAMPSI
Licence is granted from:	2nd day of December 2023
License expires on:	1st day of December 2027



Silvia Gonzalez-Lopez
Head of Environment and Public Protection
Dated: 9th June 2023

**A COPY OF THIS LICENCE IS TO BE DISPLAYED IN A PROMINENT POSITION
AT THE PROPERTY AT ALL TIMES**

SEE ATTACHED SCHEDULE OF CONDITIONS

Licence Number: **23/01034/CAMPSI**

Site Address: Ty Coch Farm, Coast Road, St Brides Wentlooge, Newport, South Wales, NP10 8SR

Site Licence Conditions

1. The Boundaries and Plan of the Site

- 1.1. The boundaries of the site from any adjoining land shall be clearly marked by a man made or natural feature. The boundary should be maintained in good condition.
- 1.2. On all new sites no caravan or combustible structure shall be positioned within 3 metres of the boundary of the site.
- 1.3. All pitches shall be clearly numbered.
- 1.4. A plan of the site shall be supplied to the Licensing Authority upon the application for a licence and, thereafter whenever there is a material change to the boundaries or layout of the site, or at any other time on the demand of the Licensing Authority.
- 1.5. The plan supplied must clearly illustrate the layout of the site including all relevant structures, features and facilities on it and shall be of suitable quality.

2. Density

- 2.1 Site density should not exceed 75 units (caravans or motor caravans) per hectare (30 units per acre) calculated on the basis of the useable area rather than the total site area (i.e. excluding crags, lakes, roads, communal services etc.) provided that, where tent camping is also permitted, the maximum number of units stationed on the site at any one time should be reduced by the number of pitches occupied by main tents stationed for human habitation.
- 2.2 Where the number of units on the site is to be limited by condition, it may be appropriate to prescribe maxima by reference to specified periods so as to permit up to 10% more units during such peak holiday periods as may be agreed between the site licensing authority and the licence holder without the provision of additional facilities, provided that:
 - (i) the provision of paragraph 1 are complied with; and
 - (ii) the standards relating to spacing, as set out in paragraphs 3-5 below, are complied with.

3. Spacing

- 3.1 Every unit should be not less than 6 metres from any other unit in separate family occupation and not less than 3 metres should be permitted between units in any circumstances.
 - 3.1.1 Vehicles and other ancillary equipment should be permitted within the 6 meters space between units in separate family occupation but, in order to restrict the spread of fire, there should always be 3 metres clear space within the 6 metres separation.

- 3.1.2 Emergency vehicles should be able to secure access at all times to within 90 metres of any unit on the site.

4. Roads, Gateways and Overhead Cables

- 4.1 Roads, vehicle gateways and footpaths should be provided if a risk assessment by the site operator shows the site to be difficult or dangerous to negotiate in wet weather.
- 4.2 New roads shall be constructed and laid of suitable bitumen macadem or concrete with a suitable compacted base.
- 4.3 All roads shall have adequate surface water/storm drainage.
- 4.4 New two way roads shall not be less than 3.7 metres wide, or if they are designed for and used by one way traffic, not less than 3 metres wide.
- 4.5 One-way systems shall be clearly signposted.
- 4.6 Where existing two way roads are not 3.7 metres wide, passing places shall be provided.
- 4.7 Vehicular access and all gateways to the site must be a minimum of 3.1 metres wide and have a minimum height clearance of 3.7 metres.
- 4.8 Roads shall be maintained in a good condition.
- 4.9 Cable overhangs must meet the statutory requirements.

5. Footpaths and Pavements

- 5.1 Communal footpaths and pavements shall not be less than 0.9 metres wide.

6. Lighting

- 6.1 Roads, communal footpaths and pavements shall be adequately lit between dusk and dawn to allow the safe movement of pedestrians and vehicles around the site during the hours of darkness.

7. Maintenance of Common Areas, including Grass, Vegetation and Trees

- 7.1 Every part of the site to which the public have access shall be kept in a clean and tidy condition.
- 7.2 Every road, communal footpath and pavement on the site shall be maintained in a good condition, good repair and clear of rubbish.
- 7.3 Grass and vegetation shall be cut and removed at frequent and regular intervals in order to comply with 7.1.
- 7.4 Trees within the site shall (subject to the necessary consents) be maintained.
- 7.5 Any cuttings, litter or waste shall be removed from the immediate surrounds of a pitch.

8. Drinking water supply and waste water disposal

- 8.1 There should be an adequate supply of drinking water.
- 8.2 Each pitch on site should be no further than 90 metres from a water tap.
- 8.3 At each tap there should be a soak away or gully.
- 8.4 Waste water disposal points should be provided so that each pitch is no further than 90 metres from a waste water disposal point.
- 8.5 The appropriate Water Authority should be consulted about the arrangements for disposal of water likely to be contaminated.

9. Liquefied Petroleum Gas

- 9.1 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.

10. Electrical Installations

- 10.1 Where there is an electrical installation other than Electricity Board works and circuits subject to Regulations under The Electricity Act 1989, 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 Supply Regulations 1988 (as amended). 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.
- 10.2 A copy of the most recent periodic electrical installation safety inspection report must be available for inspection upon request.

11. Washing Facilities, toilets (WC's and Chemical Closets)

- 11.1 For tents and caravans without their own water supply and water closets, communal toilet blocks shall be provided, with adequate supplies of hot and cold water.
- 11.2 Toilet blocks should be situated so that all site occupants may have reasonable access by means of a suitable road or footpath. Toilet blocks must be kept clean, in good repair and have adequate artificial lighting.
- 11.3 The scale of provision should be 1 WC and 1 urinal for men and 2 WCs for women per 30 pitches and their location should be to the satisfaction of the licensing authority.
- 11.4 There should be a minimum of 4 wash hand basins supplied with hot and cold water per 30 units; 2 each for men and women. They must be adjacent to the toilets.
- 11.5 Facilities for sanitary towel disposal must be provided in the women's toilet.
- 11.6 Showers should not be obligatory on sites with less than 70 pitches. If showers are required, provision should be on the basis of 1 shower per 25 pitches and hot water should be available.

- 11.7 There should be sufficient space in each shower compartment to enable clothing to be stored and kept dry.
- 11.8 Whether or not WCs are provided, a properly designed disposal point for the contents of chemical closets should be provided together with an adjacent adequate supply of water for cleansing containers. Where appropriate, the water supply should be clearly labelled as non-potable.
- 11.9 For tents and caravans without their own sinks, adequate sink with hot and cold water and drainer provisions must be provided.

12. Disabled persons

- 12.1 Particular consideration should be given to the needs of the disabled in the provision made for water points, toilets, washing points and showers.

13. Refuse Disposal

- 13.1 Adequate provision should be made for the storage, collection and disposal of refuse. (It is expected that site operators should normally be able to meet their responsibilities by making arrangements with the local authority).

14. Notices and Information

- 14.1 A sign indicating the name of the site should be displayed at the site entrance.
- 14.2 Notices should be displayed prominently on the site indicating the action to be taken in the event of an emergency and show where the police, fire brigade, ambulance, and local doctors can be contacted, and the location of the nearest public telephone. Where practicable a telephone should be provided on the site and the full address of the site should be displayed near the telephone.
- 14.3 At sites subject to flood risk, warning notices should be displayed giving advice about the operation of the flood warning system.
- 14.4 At sites with overhead electric lines, warning notices should be displayed on the supports for the lines and at the site entrance. Where appropriate, these warn against the danger of contact between the lines and the masts of yachts or dinghies.
- 14.5 A copy of the site licence with its conditions should be displayed prominently on the site.
- 14.6 All notices shall be suitably protected from the weather and from direct sunlight.

15. Fire Precautions

- 15.1 There is a requirement to comply with the Regulatory Reform (Fire Safety) Order 2005.
- 15.2 The site owner shall make available the latest version of the fire risk assessment carried out under the Regulatory Reform (Fire Safety) Order 2005 for inspection by visitors to the site and when demanded, a copy of the risk assessment shall be made available to the local authority.

General fire safety principles to aid the site owner in conducting a risk assessment can be found in Appendix 1.

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 site licence

7 (1) Any person aggrieved by any condition (other than the condition referred to in subsection (3) of section five 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 so 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 Minister under subsection (6) of the said section five) 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.

Provisions as to breaches of condition

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, and, in the case of a second or subsequent offence, to a fine not exceeding level 4 on the standard scale].

(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 for the revocation of the said site 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

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 subsection (1) of this 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 three of this Act 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 that estate 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 this 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 in that behalf is made to them, endorse his name and the said date on the licence.

Appendix 1 – Fire Safety Measures – further guidance

The information provided below is guidance aimed at supporting site owners in undertaking their fire risk assessments as required under the Regulatory Reform (Fire Safety) Order 2005. Please note the information provided is done so in good faith. Site owners should ensure that their sites are compliance and take their own expert advice where necessary. **The Council will not be liable under any circumstances for any losses or damages of any kind in connection with use of the guidance provided.**

Fire Points

These shall be located so that no caravan or site building is more than 30 metres from a fire point. Equipment provided at a fire point shall be housed in a weather-proof structure, easily accessible and clearly and conspicuously marked “FIRE POINT”

Fire Fighting Equipment

Where water standpipes are provided:

- The water supply shall be of sufficient pressure to project a jet of water not less than 5 metres from the nozzle.
- There shall be a reel that complies with the current British or European Standard, with a hose not less than 35 metres long, having a means of connection to a water standpipe (preferably a screw thread connection) with a water supply of sufficient pressure and terminating in a small hand nozzle.
- Hoses shall be housed in a red box and marked “HOSE REEL”. Access to the fire point shall not be obstructed or obscured.

Where hydrants are provided, hydrants shall conform to the current British or European Standard.

Access to hydrants and other water supplies shall not be obstructed or obscured.

Where standpipes are not provided or the water pressure or flow is not sufficient, each fire point shall be provided with multi-use extinguishers (2 x 9 litres) which comply with the current British or European Standard.

Fire Warning

A suitable means of raising the alarm in the event of a fire shall be provided at each fire point for example: a triangle, sounder or alarm.

Maintenance and Testing of Fire Fighting Equipment

- All alarm and firefighting equipment shall be installed, tested and maintained in working order by persons who are qualified in the particular type of work being undertaken and be available for inspection by, or on behalf of, the licensing authority or the Fire and Rescue Service.
- A record shall be kept of all testing and remedial action taken.
- All equipment susceptible to damage by frost shall be suitably protected.

Fire Notices

A clearly written and conspicuous notice shall be provided and maintained at each fire point to indicate the action to be taken in case of fire. This notice should include the following:

“On discovering a fire:

Ensure the caravan or site building involved is evacuated.

Raise the alarm.

Call the fire brigade”