

Southend on Sea Borough Council

**Report of Director of Technical and Environmental Services
to
Licensing Committee
On
30th July, 2003**

Report prepared by : David Connor

**East Beach Caravan Site, Shoeburyness
Application For Variation Of Licence Conditions**

1. Purpose of Report

- 1.1 To seek the Licensing Committee's determination of an application to revise the conditions attached to the current site licence for East Beach Caravan site so as to enable 'Park Homes', which would be permitted to be permanently occupied, to be installed within the area of the site south of the MoD railway line (the 'south site').

2. Recommendations

- 2.1 **That the application be determined having regard to the change in occupancy and period of use proposed by the applicant.**
- 2.2 (a) **The application is granted for a variation in the licensing conditions to permit all year round occupancy of 43 park home units on the south site, and**
- (b) **The revised site conditions shown at Appendix 1 are approved.**

3. Background to the whole site

- 3.1 The above site is leased by the council and operated by Leshome Limited as a licensed seasonal holiday caravan site.
- 3.2 In accordance with the provisions of the Caravan Sites and Control of Development Act 1960, an occupier of a licensed site may at any time apply for a variation of site licence conditions. The Council has a duty to then consider such an application and determine the new conditions that will apply to the licence.
- 3.3 Before exercising its power, the Council "shall afford the holder of the licence an opportunity of making representations". The occupier has legal rights of appeal, within 28 days, to a Magistrate's Court against any new conditions set by the Council should there be any disagreement, or against refusal of the Council of an application to vary them.
- 3.4 An application for such a variation was submitted on 1st July 2003 by Mr J. Peacock, acting on behalf of the current licence holder, Leshome Limited.
- 3.5 A site plan has been submitted as an indicative drawing at this stage to show the intended layout. The precise layout could be the subject of change in the event that alternative caravan locations are necessary, albeit within such maximum number as is approved within the varied licence conditions, if approved. A final plan will be required to be kept with the licence before full occupancy commences.
- 3.6 Model Standards were issued by the government in 1989. They are not intended to be prescriptive and the Council may vary them with respect to any particular site or include other conditions that are "in the interests of the public at large".

3.7 Suggested new licence conditions are attached to this report at **Appendix 1** which would be applicable if the Committee were to approve the application for variation. Members will note that Part I is a re-issue of the existing conditions applicable to the whole site. Part II would apply to the Park Homes installed within the south site.

4. Caravan Sites and Control of Development Act 1960

4.1 The site licence was re-issued to Leshome Limited under section 3 of the Act on 20th November 1990 for an unlimited period. It was amended in 1994 to allow any of the 89 units on the south site to be used as either static or touring units.

4.2 Section 8(1) provides that the conditions attached to a site licence may be altered at any time (whether by the variation or cancellation of existing conditions, or by the addition of new conditions, or by a combination of any such methods).

4.3 Under Section 8(2), where the holder of a site licence is aggrieved by any alteration of the conditions attached thereto or by the refusal of the local authority of an application by him for the alteration of those conditions, he may, within 28 days of the date on which written notification of the alteration or refusal is received by him, appeal to a magistrates court. The court has power, if they allow the appeal, to give the local authority such directions as may be necessary to give effect to their decision.

4.4 Section 8(4) says that in exercising their powers, the Council and the court shall have regard amongst other things to any standards specified by the Minister.

4.5 Section 8(5) requires that the Council shall consult with the fire authority before exercising its powers under section 8(1).

5. History of the whole Site

5.1 The Council is the freeholder of the site, having developed the caravan site about 40 years ago. The site is leased as a 'caravan and camping site and caravan park' and, whilst outside of the remit of the Licensing Committee, landlord's approval would be required to effect any change allowed by a variation of site licence conditions.

5.2 The site has traditionally been used by a mixture of static and touring caravans and tents, albeit occupied only on a seasonal basis.

5.3 The current leaseholders have over the years, with permission of the Council, reduced the number of touring units to reflect a lower demand and increased correspondingly the number of static caravans, especially on the south part of the site.

5.4 Members will be aware of the Licensing Committee's refusal, on 23rd May 2003 of an application for variation of the site conditions to permit all year round occupancy of the whole site by 73 Park Home units.

5.5 The application was "refused on the grounds that it would lead to the complete loss of the site for the use of static and touring caravans contrary to the public interest." In practice the touring use only appertains to the north site as whilst the existing licence (paragrah 2b) imposes a limit within the south site of "not more than 89 caravans (these may be either static units or touring units)" all caravans have, for many years, been of the static type connected to main services. Whilst the previous report recommended the granting of partial approval for park home use in respect of the south site, the applicant requested determination of the application for the entire site.

5.6 An Appeal against refusal has been lodged at the Magistrates Court.

6. Current Site Licences & Conditions

6.1 With the exception of the caravan occupied by an employee of the licensee to allow full time supervision of the site and maintain security, the site is only occupied between the second Saturday in March and the end of October each year.

6.2 The site south of the railway line is limited to a maximum of 89 static caravans (an alteration agreed in 1994).

6.3 Whilst outside of this application, the site north of the railway line is limited to a maximum of 13 static caravans (which shall all be located in the area between the boundary to the railway line and the roadway fronting the ablution block) and not more than 42 touring units (rising to 46 in the peak summer period including the last week in August to the first week in September).

6.4 The current site licence conditions closely follow the 'Model Standards 1989' for Holiday Caravan Sites. The standard recommends that recreational space, for children's games and/or other recreational purposes, equivalent to about one-tenth of the total area is required. The area to the extreme west of the north site is therefore retained for recreational purposes only. Generally, all other existing conditions follow the guidance within the Model Standards as they relate to site boundaries, density and spacing of caravans, roads, gateways and footpaths, fire points, fire fighting equipment, fire notices, fire hazards, telephones (availability for calling emergency services), storage of liquefied petroleum gas (LPG), electrical installations, water supply, drainage and sanitation (including shared facilities), parking, and site notices.

7. Proposed Variation in Site Licence Conditions

7.1 The main proposed variation is the use of the south part of the site on an all year round basis, thus eliminating the existing condition relating to a closed winter season. This will potentially change the use of the south site from a holiday caravan park to a residential mobile home park.

7.2 The applicant is therefore seeking to vary conditions 2b; 2c; 2d and 5 of the existing licence, last amended in 1994, but only in respect of the south part of the site. For the purpose of simplicity, and to clearly establish the different conditions applicable to the north and south sites, Appendix 1 sets out the existing conditions applicable to the whole site (Part I), and also those which will apply to new Park Home units to be installed on the south site if the application is granted (Part II).

7.3 The application plan (which will be tabled for Members) shows the partial use for visitor parking of a parcel of land adjacent to the former main entrance off of the East Beach Car park. This area was incorporated into the leased land as part of the construction of the access road from Blackgate Road to the south site. Such land is not included within the original planning permission and cannot therefore be used for the stationing of caravans without specific planning permission. Whilst no specific provision is made for separate amenity space (other than around Park Home units) it is accepted that recreational facilities will be readily available in the form of direct access to East Beach via the continuation of the existing pedestrian gate.

7.4 The maximum number of units on the site would reduce significantly as, at present, 89 static caravans are permitted. The proposal is to reduce to 43 one or two bedroom mobile homes.

7.5 If variation of the licence is approved, the proposal is to replace all the existing caravans with new mobile homes. However, transitional licence conditions are proposed to also cover any existing caravans which remain on site until the redevelopment is complete. Whilst the existing licence conditions will remain in force for the north site (Part I of Appendix 1) they will be progressively superseded by the new conditions.

7.6 The current conditions covering shared toilet and bathing facilities will be eliminated by the proposal to connect each mobile home to mains drainage.

7.7 A number of the other conditions are based upon the existing conditions and the Model Standards for Permanent Residential Mobile Homes Sites and Part II has therefore been updated only in technical respects relating to changes in relevant law and guidance, especially as related to the health and safety of power and water supplies. Such conditions have been agreed by the applicant.

7.8 An additional condition has been proposed for a 10mph speed limit achieved by traffic calming devices and clearly marked signs.

7.9 Other proposed conditions beyond the Model Standards include the prohibition of bonfires on site, the provision of 65 parking spaces and site management and maintenance conditions. The latter includes a requirement for a nominated site supervisor (or their deputy) contactable at all times, maintenance of all road, etc surfaces and a requirement that all hedges, trees and other vegetation, fences and boundary screens shall be kept tidy and in good repair to protect the visual amenity of the site.

8. Planning Considerations

8.1 After extensive review, it has been confirmed that no additional planning approval is required for the proposed change of use of the site. In short, if the proposed 'park home' use were to be implemented the site would remain a 'caravan site' for which planning approval was given in 1970. It is acknowledged that the 'park homes' proposed for installation on the site are considerably larger than normal static or touring caravans, the largest unit proposed (Sheringham Executive) being 13.4 metres by 6.0 metres by 4.18 metres (44 feet long, 20 feet wide and approximately 14 feet high). However, they fall within the definition of a 'caravan' within Section 29(1) of the Caravan Sites and Control of Development Act 1960 being 'a

structure designed or adapted for human habitation which is capable of being moved from one place to another (whether by being towed, or by being moved on a motor vehicle or trailer)...'. The interpretation of the definition has been confirmed by High Court decisions in respect of other sites.

- 8.2 Whilst all development works are deemed to be 'permitted development' if required by site licence conditions, the Group Manager Development Control was requested to review the planned layout as though the application was for a new 'bungalow estate'. All comments have been incorporated into the submitted revision of the site plan including a recommendation that parking provision is made to the ratio of 1.5 spaces per dwelling. This has therefore resulted in 65 spaces (inclusive of 22 visitor parking spaces).

9. Consultation

- 9.1 **Anglian Water:** It is anticipated that foul flows from the proposed development can be accommodated within the existing 300mm public foul sewer. It may be possible to utilise the connection from the existing toilet block. Anglian Water would prefer that no mobile homes are sited over the foul sewer or the 150mm rising main, however, due to their mobility would allow siting within 3 metres of the pipes if necessary.
- 9.2 **Essex Fire and Rescue Service:** Access for fire service purposes is considered satisfactory provided that turning points at the end of the access road are kept free from parking and obstruction. Additional water supplies for fire fighting may be required within the curtilage of the site. It is recommended that fencing between units be kept to low level, as panel fencing will give an unacceptable fire loading within the 6 metre space between units.
- 9.3 **Network Rail:** No comments have been received in respect of the proposed change in relation to the level crossing in Blackgate Road. Due to the low level of use of the MOD railway, and the current levels of use of the site, it is not envisaged that there will be any problem in this respect.
- 9.4 **Southend Primary Care Trust:** Whilst a change to permanent occupancy could result in an increased demand on local medical and GP services in the winter period (November-February) when the site has traditionally been unoccupied, the Director of Public Health has indicated that there are no reasons to expect that such demand cannot be absorbed.
- 9.5 **Director of Education and Lifelong Learning:** No objection in principle to the proposal. Although the evidence from similar park home sites is of limited occupancy by children of school age (other than during weekend/holiday visits to grandparents etc) there are no problems envisaged with the capacity of local schools to absorb the potential proportion of school children from the proposed 43 units. Both Friars and Hinguar Primary Schools could accept children locally and secondary provision is accessible within normal travel distances.
- 9.6 **Highway Maintenance and Waste Management:** No decision has yet been made in respect of precise refuse collection arrangements albeit that licence conditions adequately cover this issue. Currently, Cory Environmental Services provide one collection per week to four refuse disposal points on the south site from March to June, and then two collections per week until site closure. Should park homes be installed on the site which are used as the 'sole residence' of their occupants the unit would become the subject of Council Tax rather than the whole site being subject to business rates as of present. In such case the occupiers would be entitled to normal refuse collection arrangements. Accordingly, the roadway and turning head has been designed to permit refuse freighter access albeit that precise refuse collection arrangements will be the subject of agreement with the site operator if the application is approved.
- 9.7 **Local Residents:** As with previous applications for alterations in earlier years, the Council has consulted with local residents and elected members and the Shoeburyness Residents Association.
- 9.8 Whilst there is no statutory requirement for such consultation a letter was delivered to 104 residents of Gunners Road and Blackgate Road. In addition 102 copies were made available to the site Warden for distribution to owners of static caravan units within the site. In this respect, as with adjoining residents, there is similarly no statutory requirement for consultation and Members will appreciate that caravan owners have only a contractual interest with the site operator in relation to any agreement for the siting of their caravan at East Beach.
- 9.9 The comments of respondents are summarised in **Appendix 2**. Of the 104 residential occupiers notified only 4 written replies have been received (plus 3 telephone contacts). However, the 13 respondents to the earlier consultation were advised that previous responses would be taken into account. The comments summarised in Appendix 2 therefore include any which are relevant to the south site. Whilst two respondents were in favour, the others raised a number of concerns. It is felt that the majority of concerns will be addressed by the proposed conditions or have been reviewed during consultation with appropriate bodies. A number are not valid objections or indeed within the remit of the Licensing regime.

- 9.10 One additional comment raised was the potential exposure of Park Home residents to nuisance from car stereos, etc. within the East Beach car park. This is however an existing situation which the applicant would expect to see controlled, as far as possible, by the Council under car park byelaws.
- 9.11 **Shoebury Residents Association:** The Shoebury Residents Association express similar concerns as shown in **Appendix 2**. The Association raise the possibility of the transfer of static caravans to the north site and an accompanying reduction in tourer/camping space. Whilst only 6 of the 13 static caravan pitches within the north site are currently occupied, no increase beyond the 13 would be permitted.
- 9.12 The Residents Association also expressed concern at the removal of the communal sanitary facilities within the south site and a perceived resulting inadequate provision within the north site. No communal provision will be required on the south site and caravan occupancy of the north site will be covered by the existing site conditions. The high proportion of tourer caravans within integral sanitary and washing facilities does, in practice, ensure the proportional adequacy of communal services.
- 9.13 A further point raised by the Association relates to the maintenance, for users of the north site, of the pedestrian footbridge across the railway. No submission has been made by the applicant to restrict footbridge use. In any event, access would need to be maintained to East Beach as part of the calculation of 10% amenity space provision and direct connection between the two sites is essential for site management purposes.
- 9.14 Of the 102 letters to Caravan owners, the 25 letters of reply all raised concern in respect of the potential loss of the availability of the site to them. All letters repeat the similar concern expressed in the 31 replies to the previous application, the writer's having been advised that their views would be taken into account. Regrettably, this is a private contractual matter and owners have been advised to seek legal advice as to the protection provided to them within site rental agreements. If the application is approved it is possible that a considerable period could elapse before any change .

10. Appraisal

- 10.1 It is submitted that there is only one issue in respect of the application before the Committee - whether the extension of the period of occupancy of caravans on the south site is acceptable at this location, as governed by the caravan sites licensing regime.
- 10.2 Members will recall my previous report (DTES 0393) in which I concluded that, on balance, it is not felt that there would be any detrimental environmental effect by a change to all year round use. It is not felt that the location of Park Homes units would be visually intrusive, and screening of the north boundary would mitigate some of the "bungalow estate" effect that will be created. It is accepted however that the ridge height (14' 3") of the largest unit would be higher than that of a standard caravan.
- 10.3 Low level bollard lighting and other screening provision will address concerns in respect of direct impact raised by residents and there is no evidence that extension of the use of the south site during November to mid-March will have an unacceptable environmental impact.
- 10.4 The 89 static caravans already give all year round physical permanency to caravan presence (albeit not currently occupied from November to mid-March) and the conversion to park home use will see a reduction in the numbers of units on the site. I am unable to identify any detrimental issue that would arise from all round use and, as with the previous application, have therefore no basis for opposing the variation in the site licence conditions within the south site area.

11. Conclusion

- 11.1 It is therefore recommended that Members give due consideration to approval of a variation of site licence conditions (see Appendix 1) as applicable to the south site only.

12. Background Papers

- 12.1 Caravan Sites and Control of Development Act 1960
- 12.2 Model Standards 1989: Holiday Caravan Sites
- 12.3 Model Standards 1989: Permanent Residential Homes Sites

13. Appendices

- 13.1 **Appendix 1:** Proposed Licence Conditions (12 pages) –

13.2 **Appendix 2:** Summary of Consultation responses

APPENDIX 1

Southend on Sea Borough Council
Caravan Sites and Control of Development Act 1960

EAST BEACH CARAVAN SITE, SHOEBURYNESS

SCHEDULE OF SITE LICENCE CONDITIONS

Transitional Provisions

The site licence conditions were varied by the Council's Licensing Committee on (date of variation)

Part 1 sets out the schedule of conditions within the site licence issued on 20 November 1990 (as amended in 1994) covering the site areas north and south of the MoD railway line.

Part 2 sets out the schedule of conditions applicable to 'park homes' brought to the south site after the date of this variation of conditions to the licence.

The conditions within Part 1 will not be applicable to the South site once all existing caravans/mobile homes have been removed.

PART 1

Existing site licence conditions applying to both site areas north and south of the MoD railway:

Site Boundaries

1. The boundaries of the site should be clearly marked, for example by fences or hedges. A 3 metre wide area should be kept clear within the inside of the north boundary of the site.

Density and Space between Caravans

2. a) The density should be consistent with safety standards and health and amenity requirements. The gross density should not exceed 60 caravans to the hectare, calculated on the basis of the useable area (i.e. excluding lakes, roads, communal services and other areas unsuitable for the siting of caravans) rather than the total site area.

- b) Site south of the railway line.

Not more than 89 caravans. (These may be either static units or touring units).

- c) Site north of the railway line.

Not more than 13 static caravans (which shall all be located in the area between the boundary to the railway line and the roadway fronting the ablution block).

Not more than 42 touring units generally, except that the number may be increased by 10% (4 units) during peak holiday periods. (Last week in July to the first week in September inclusive).

For the purposes of this licence, a "touring unit" is defined as a touring caravan or a tent pitch (for which a separate licence has been granted under Section 269 of the Public Health Act 1936).

- d) In addition, permission is given to site one caravan on the site south of the railway line for whole

time occupation by an employee of the licensee to allow full time supervision of the site and maintain security.

3. Subject to the following variations, the minimum spacing distance between caravans made of aluminium or other materials with similar fire performance properties should be not less than 5 metres between units, 3.5 metres at the corners. (See specimen layout at Appendix 1). For those with plywood or similar skin it should be not less than 6 metres. Where there is a mixture of permanent residential homes and holiday caravans, the separation distance should again be 6 metres. The point of measurement for porches, awnings etc. is the exterior cladding of the caravan.
 - Porches may protrude 1m. into the 5 metres and should be of the open type.
 - Where awnings are used, the distance between any part of the awning and an adjoining caravan should not be less than 3 metres. They should not be of the type which incorporates sleeping accommodation and they should not face each other or touch.
 - Eaves, drainpipes and bay windows may extend into the 5 metre space provided the total distance between the extremities of 2 adjacent units is not less than 4.5 metres.
 - Where there are ramps for the disabled, verandas and stairs extending from the unit, there should be 3.5 metre clear space between them (4.5 if mixture of caravans) and such items should not face each other in any space. If they are enclosed, they may need to be considered as part of the unit and, as such, should not intrude into the 5m (or 6m) space.
 - A garage, a shed or a covered storage space should be permitted between units only if it is of non-combustible construction (including non-combustible roof) and sufficient space is maintained around each unit so as not to prejudice means of escape in case of fire. Windows in such structures should not face towards the unit on either side. Car ports and covered walkways should in no circumstances be allowed within the 5 or 6 metre space. For cars and boats between units, see paragraph 29.

Roads, Gateways and Footpaths

4. Roads and footpaths should be designed to provide adequate access for fire appliances. Roads of suitable material should be provided so that no caravan standing is more than 50 metres from a road. Roads should not be less than 3.7 metres wide. Gateways should be a minimum of 3.1 metres wide and have a minimum height clearance of 3.7 metres. Footpaths should not be less than 0.75 metres wide. Roads should have no overhead cable less than 4.5 metres above the ground. Emergency vehicle routes within the site should be kept clear of obstruction at all times.

Seasonal Use of Site

5. With the exception of the caravan occupied by an employee of the licensee to allow full time supervision of the site and maintain security, the site shall be occupied only between the second Saturday in March and the end of October each year.

Fire Points

6. These should be established so that no caravan or site building is more than 30 metres from a fire point. They should be housed in a weatherproof structure, easily accessible and clearly and conspicuously marked "FIRE POINT".

Fire Fighting Equipment

7. Where water standpipes are provided and there is a water supply of sufficient pressure and flow to project a jet water approximately 5 metres from the nozzle, such water standpipes should be situated at each fire point. There should also be a reel that complies with British Standard 5306: Part I, with a hose not less than 30 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 control nozzle. Hoses should be housed in a box painted red and marked "HOSE REEL".

8. Where standpipes are not provided but there is a water supply of sufficient pressure and flow, fire hydrants should be installed within 100 metres of every caravan standing. Hydrants should conform to British Standard 750. Access to hydrants and other water supplies should not be obstructed or obscured.
9. Where standpipes are not provided or the water pressure or flow is not sufficient, each fire point should be provided with either water extinguishers (2 x 9 litre) or a water tank of at least 500 litres capacity fitted with a hinged cover, 2 buckets and 1 hand pump or bucket pump.

Fire Warning

10. A means of raising the alarm in the event of a fire should be provided at each fire point. This could be by means of a manually operated sounder, e.g. metal triangle with a striker, gong or hand operated siren.

Maintenance of Fire Fighting Equipment

11. All alarm and fire fighting equipment should be installed, tested and maintained in working order by a competent person and be available for inspection by, or on behalf of, the Licensing Authority. A log book should be kept to record all tests and any remedial action.
12. All equipment susceptible to damage by frost should be suitably protected.

Fire Notices

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

“On discovering a fire:

- i) ensure the caravan or site building involved is evacuated;*
- ii) raise the alarm;*
- iii) call the fire brigade (the nearest telephone is sited)*
- iv) attach the fire using the fire fighting equipment provided, if safe to do so.*

It is in the interest of all occupiers of this site to be familiar with the above routine and the method of operating the fire alarm and fire fighting equipment.”

Fire Hazards

14. Long grass and vegetation should be cut at frequent and regular intervals where necessary to prevent it becoming a fire hazard to caravans, buildings or other installations on the site. Any such cuttings removed from the vicinity of caravans. The space beneath and between caravans should not be used for the storage of combustible materials.

Telephones

15. An immediately accessible telephone should be available on the site for calling the emergency services. A notice by the telephone should include the address of the site.

Storage of Liquefied Petroleum Gas (LPG)

16. LPG storage supplied from tanks should comply with Guidance Booklet HSG 34 "The Storage of LPG at Fixed Installations" or, where LPG is supplied from cylinders, with Guidance Note CS4 "The Keeping of LPG in Cylinders and Similar Containers" as appropriate.

Where there are metered supplies from a common LPG storage tank, then Guidance Note CS11 "The Storage and Use of LPG at Metered Estates" provides further guidance. In this case and where a British Gas mains supply is available, then the Gas Safety (Installation and Use) Regulations 1984 and the Pipelines Act 1962 may also be applicable.

Exposed gas bottles or cylinders should not be within the separation boundary of an adjoining unit.

LPG installations should conform to British Standard 5482, "Code of Practice for domestic butane and propane gas burning installations, Part 2:1977 Installations in Caravans and non-permanent dwellings".

For mains gas supply, the 1984 Regulations will be relevant for the installation downstream of any service pipe(s) supplying any primary meter(s) and such service pipes are subject to the Gas Safety Regulations 1972.

In cases where the site owner supplies gas to caravans on the site, he may need an authorisation to do so from OFGAS under the Gas Act 1986.

Electrical Installations

17. Sites should be provided with an electricity supply sufficient in all respects to meet all reasonable demands of the caravans situated on them.
18. Such electrical installations, other than 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 for Electrical Installations for the time being in force, and where appropriate, to the standard which would be acceptable for the purposes of the Electricity (Overhead Lines) Regulations 1988, Statutory Instrument 1988 No. 1057.
19. 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, not less than once every twelve months (in the case of underground installations three years) or such a longer period as may be agreed by the Licensing Authority. When an installation is inspected, it should be judged against the current regulations.

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.

20. If an inspection reveals that an installation no longer complies with the regulations existing 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.
21. 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.

Water Supply

22. All sites should be provided with a water supply in accordance with appropriate Water Byelaws and statutory quality standards. Water standpipes with an adequate supply of water should be situated not more than 18 metres from any standing.

Drainage, Sanitation and Washing Facilities

23. Satisfactory provisions should 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 of by the Local Authority.
24. Properly designed disposal points for the contents of chemical closets should be provided, with an adequate supply of water for cleaning the containers.
25. For caravans without their own water supply and water closets, communal toilet blocks should be provided, with adequate supplies of water, on at least the following scales:

Men: 1 WC and 1 Urinal per 15 caravans

Women: 2 WCs per 15 caravans

1 wash basin for men and 1 wash basin for women per 15 caravans.

1 shower or bath (with hot and cold water) for each sex per 20 caravans.

Toilet blocks should be sited conveniently so that all site occupants may have reasonable access to one by means of a road or footpath.

26. Laundry facilities must be provided on a scale of 1 deep sink with running hot and cold water per 30 caravans or alternative laundry equipment to a scale agreed with the Licensing Authority.
27. Adequate surface water drainage must be provided for paved areas and the site generally.
28. Adequate provision must be made for the storage of refuse in closed containers within 20 metres of each caravan standing. Every caravan standing should have an adequate number of suitable non-combustible refuse bins with close-fitting lids or plastic bags. Arrangements should be made for the bins to be emptied regularly. Where communal refuse bins are also provided these should be of similar construction.

Parking

29. One car only may be parked between adjoining caravans provided that the door to the caravan is not obstructed. Suitably surfaced parking spaces should be provided where necessary to meet the additional requirements of the occupants and their visitors. Plastic or wooden boats should not be parked between units.

Recreation Space

30. Space equivalent to about one-tenth of the total area should be allocated for children's games and/or other recreational purposes. The area to the extreme west of the north site shall be retained for recreational purposes only.

Notices

31. A suitable sign should be prominently displayed at the site entrance indicating the name of the site.
32. A copy of the site licence with its conditions should be displayed prominently on the site.
33. Notices and a plan should be displayed on the site setting out the action to be taken in the event of an emergency. They should show where the police, fire brigade, ambulance, and local doctors can be contacted, and the location of the nearest public telephone. The notices should 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 should be displayed giving advice about the operation of the flood warning system.
34. All notices should 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.

PART 2

New licence conditions to apply solely to 'park home' use of the site area south of the MoD railway:

Site Boundary

1. The boundary of the site shall be clearly marked by fences or hedges. The boundary to the railway adjoining Gunners Road shall be formed by a 2 metres high close boarded fence.

A 3 metre wide area shall be kept clear within the inside of all boundaries including those formed by the fencing to the railway.

Spacing between Units

2. Subject to the following variations, every caravan/mobile home shall be not less than 6 metres from any other unit and not less than 2 metres from a road. The point of measurement for porches is the exterior cladding of the caravan/mobile home.

Porches may protrude 1 metre into the 6 metres and where fitted shall be of the open type.

The provision of awnings is prohibited.

Eaves, drainpipes and bay windows may extend into the 6 metres space provided the total distance between the extremities of two adjacent units is not less than 5.25 metres.

Where there are ramps for the disabled, verandahs and stairs extending from the unit, there shall be 4.5 metres clear space between them and two such items shall not face each other in any space. If they are enclosed, they will be considered as part of the unit and as such must not intrude into the 6 metres space. Garage, shed or covered storage space shall not be permitted between units.

No fences shall be permitted between units.

Density

3. Subject to the following variation, the density shall be consistent with safety standards and health and amenity requirements. The gross density shall not exceed 43 caravans/mobile homes.

Roads, Gateways and Footpaths

4. Roads and footpaths shall be designed to provide adequate access for fire appliances. (Detailed guidance on turning circles etc is available from the fire authority). Roads of suitable material shall be provided so that no caravan/mobile home standing is more than 50 metres from a road. Where the approach to the caravan/mobile home is across ground that may become difficult or dangerous to negotiate in wet weather, each standing shall be connected to a carriageway by a footpath with a hard surface.

Roads shall be not less than 3.7 metres wide, or if they form part of a clearly marked one-way traffic system, 3 metres wide. Gateways shall be a minimum of 3.1 metres wide and have a minimum height clearance of 3.7 metres. Footpaths shall not be less than 0.75 metres wide. Roads shall have no overhead cable less than 4.5 metres above the ground. Roads and footpaths shall be suitably lit. Emergency vehicle routes within the site shall be kept clear of obstruction at all times.

Steps shall be taken to ensure that the speed of cars, caravans, motor cycles and other wheeled vehicles and trailers on the site does not exceed 10 m.p.h. This shall be achieved by the use of clearly marked signs and traffic calming devices where necessary, (e.g. "sleeping policemen").

Hard Standings

5. Every caravan/mobile home shall stand on a concrete hard standing of suitable construction which shall extend over the whole area occupied by the caravan/mobile home placed upon it, and shall project sufficient distance outwards from its entrance or entrances to enable occupants to enter and leave safely.

Fire Fighting Appliances

6. i) Fire Points

These shall be established so that no caravan/mobile home/site building is more than 30 metres from a fire point. They shall be housed in a weatherproof structure, easily accessible and clearly and conspicuously marked "FIRE POINT".

ii) Fire Fighting Equipment

Where water standpipes are provided and there is a water supply of sufficient pressure and flow to project a jet of water approximately 5 metres from the nozzle, such water standpipes shall be situated at each fire point. There shall also be a reel that complies with British Standard 5306: Part 1, with a hose not less than 30 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 control nozzle. Hoses shall be housed in a box painted red and marked "HOSE REEL".

Where standpipes are not provided but there is a water supply of sufficient pressure and flow, fire hydrants shall be installed within 100 metres of every caravan standing. Hydrants shall conform to British Standard 750. 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 either water extinguishers (2 x 9 litres.) or a water tank of at least 500 litres capacity fitted with a hinged cover, 2 buckets and 1 hand pump or bucket pump.

iii) Fire Warning

A means of raising the alarm in the event of a fire shall be provided at each fire point. This may be by means of a manually operated sounder, e.g. metal triangle with a striker, gong or hand operated siren. The advice of the Fire Authority shall be sought on an appropriate system.

iv) Maintenance

All fire alarms and fire fighting equipment shall be installed, tested and maintained in working order by a competent person and be available for inspection by, or on behalf of, the licensing authority. A log book shall be kept to record all tests and any remedial action.

All equipment susceptible to damage by frost shall be suitably protected.

v) 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 and the location of the nearest telephone.

This notice shall include the following:

"On discovering a fire:

- v) *ensure the caravan or site building involved is evacuated;*
- vi) *raise the alarm;*
- vii) *call the fire brigade (the nearest telephone is sited)*
- viii) *attach the fire using the fire fighting equipment provided, if safe to do so.*

It is in the interest of all occupiers of this site to be familiar with the above routine and the method of operating the fire alarm and fire fighting equipment."

vi) Fire Hazards

Long grass and vegetation shall be cut at frequent and regular intervals where necessary to prevent it becoming a fire hazard to caravans/mobile homes, site buildings, or other installations on the site. Any such cuttings shall be removed from the vicinity of caravans/mobile homes, site buildings. The space beneath and between caravans/mobile homes, site buildings, shall not be used for the storage of combustible materials.

Bonfires shall not be permitted on site.

vii) Telephones

An immediately accessible telephone shall be available on the site for calling the emergency services. A notice by the telephone shall include the address of the site.

Gas Installation and Equipment and Storage of Liquefied Petroleum Gas (LPG)

7. Must comply with the relevant and applicable parts of the following (or successor guidance):
- i) For LPG supplied from tanks: LPG Gas Association Code of Practice 1: Part 1; "Design, Installation and Operation of Vessels Located Above Ground" and Part 4; "Buried/Mounted LPG Storage Vessels".
 - ii) For LPG supplied from cylinders: LPG Gas Association Code of Practice 7: 1999 "Storage of Full and Empty LPG Cylinders and Cartridges".
 - iii) For metered LPG supplied from tanks: LPG Gas Association Code of Practice 25: 1999 "LPG Central Storage and Distribution Systems for Multiple Consumers".
 - iv) For installations in caravans/mobile homes: British Standard 5482, "Code of Practice for domestic butane and propane gas burning installations, Part 2: 1977 Installations in Caravans and non-permanent dwellings". The Gas Safety (Installation and Use) Regulations 1998.
 - v) Exposed gas bottles or cylinders shall not be placed within the separation boundary of an adjoining unit.
 - vi) For mains gas to the site: In cases where gas is supplied to the caravan/mobile homes and buildings on the site by the site owner, authorisation to do so shall be sought from OFGAS under the Gas Act 1986. The Pipe-lines Safety Regulations 1996. The Gas Safety (Installation and Use) Regulations 1998.
 - vii) A copy of all current safety check certificates required by gas safety legislation in respect of appliances provided on the site by the site operator shall be kept available for inspection by authorised officers of the Council.
 - viii) Unless otherwise approved by the Council, every gas appliance provided on the site shall be provided with an effective flame failure device.

Electrical Installations

8. An electricity supply shall be provided sufficient in all respects to meet all reasonable demands of the caravans/mobile homes and buildings situated on the site.

All electrical installations shall be maintained to prevent danger as far as is practically possible.

Installations, other than Electricity Company 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, shall be installed, tested and maintained in accordance with British Standard 7671:2001: "The requirements for Electrical Installations" for the time being in force and, where appropriate, to the standard which is acceptable for the purposes of the Electricity (Overhead Lines) Regulations 1988, Statutory Instrument 1988 No. 1057.

Inspections or work on electrical installations, supplies and appliances shall be carried out by a competent person as required by BS 7671:2001 such as the electricity supplier, a professionally qualified electrical

engineer, a member of the Electrical Contractor's Association, a contractor approved by the National Inspection Council for Electrical Installation Contracting, or a qualified person acting on behalf of the above. The installations shall be inspected periodically under BS 7671:2001, every year or such a longer period (not exceeding three years) as is considered appropriate in each case.

The inspector shall, within one month of such an inspection, issue an inspection certificate in the form prescribed in the British Standard which shall 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 shall be met by the site operator or licence holder.

If an inspection reveals that an installation no longer complies with the regulation extent at the time it was first installed, any deficiencies shall be rectified. Any major alterations and extensions to an installation and all parts of the existing installation affected by them shall comply with the latest version of the British Standard.

If there are overhead electric lines on the site, suitable warning notices shall be displayed at the entrance to the site and on supports for the line. Where appropriate, particular attention shall be drawn to the danger of high vehicles contacting the line.

Note: Portable electrical equipment in buildings or caravans under the control of the site operator shall be examined (not necessarily by a qualified electrician) in accordance with Health and Safety guidance, "Maintaining Portable and Transportable Electrical Equipment".

Water Supply

9. The site shall be provided with a water supply of adequate pressure in accordance with appropriate Water Byelaws and statutory quality standards.

Any work carried out to any drinking water distribution pipe which is the responsibility of the site operator shall be carried out by competent persons. A procedure of de-contamination, super chlorination and flushing shall be undertaken to ensure that the repair or maintenance does not result in any contamination reaching a consumer.

Drainage, Sanitation and Washing Facilities

10. Satisfactory provision shall be made for foul drainage, either by connection to a public sewer or sewage treatment works.

Each caravan/mobile home shall have its own piped water supply and water closet. Each caravan/mobile home standing shall be provided with a connection to the foul drainage system: the connection shall be capable of being made airtight when not in use.

Every residential site and every hard-standing shall be provided with an adequate drainage system for the complete and hygienic disposal of foul, rain and surface water from the site, buildings, caravans/mobile homes, roads and footpaths.

Refuse Disposal

11. There shall be suitable and adequate facilities for the storage of refuse in closed containers within 20 metres of each caravan/mobile home standing. Every caravan/mobile home should have available to it an adequate number of suitable non-combustible refuse bins with close fitting lids or plastic bags.

The site operator shall be responsible for making arrangements for refuse collection and, where any occupier has no other home, for ensuring that the refuse from that unit is collected by private arrangement or is taken to a suitable position on site within 30 metres of the highway.

Where communal refuse bins are provided these will be of similar construction and housed within a properly constructed bin store at suitable locations within the site, subject to the approval of the Licensing Authority. Arrangements shall be made for the bins to be emptied regularly to prevent nuisance to caravan/mobile home occupants.

Suitable storage facilities shall be provided to allow separation of recyclable materials awaiting collection.

Parking

12. Subject to any total prohibition by the site operator on parking cars between units, only one car may be parked between adjoining caravans/mobile homes provided that the door to the caravan is not obstructed.

All parking spaces shall be suitably surfaced.

Parking spaces shall be provided on a scale of one space per caravan/mobile home. Additional parking spaces on a scale of one space per two permanent residential caravans/mobile homes shall be provided in order to meet the requirements of the occupant's visitors, and subject to agreement with the Licensing Authority.

Plastic or wooden boats shall not be permitted to be parked between caravan units.

To keep access roads unobstructed, no parking shall be permitted on any road (with the exception of delivery or removal vehicles too large to park within designated parking spaces).

Recreation Space

13. Space equivalent to one-tenth of the total area shall be provided for recreational purposes and childrens games. As agreed, while circumstances are such that there are alternative appropriately provided recreational facilities which are readily accessible, this provision is omitted. This shall be the case for as long as there is ready and immediate access by pedestrian gate to the public facilities of East Beach.

Notices

14. A suitable sign shall be prominently displayed at the site entrance indicating the name of the site. A copy of the site licence with its conditions shall be displayed prominently on the site.

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 service, 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 (the Company Secretary if it is a limited company).

All notices shall be suitably protected from the weather and displayed, out of the direct rays of the sun, preferably in areas lit by artificial lighting.

Site Management and Maintenance

15. There shall be a nominated site supervisor (or their deputy) contactable at all times.

All roads, footpaths, paved areas, hard standings, parking spaces foul and surface water drains, water services and fittings, sanitary conveniences, fire fighting equipment, refuse containers and other facilities in connection with the site shall be maintained at all reasonable times in a proper state of repair and clean condition.

All hedges, trees and other vegetation, fences and boundary screens shall be kept tidy and in good condition to protect the visual amenity of the site.

NOTHING IN THIS LICENCE SHALL SUPERCEDE ANY REQUIREMENTS ENFORCEABLE UNDER ANY STATUTORY ENACTMENT APPLICABLE TO THE SITE GENERALLY, IN WHOLE OR IN PART.

**RESULTS OF PUBLIC CONSULTATION RE EAST BEACH CARAVAN SITE PROPOSALS
APPLICATION FOR VARIATION OF SITE LICENCE CONDITIONS
SOUTH SITE – JULY 2003**

<p>Residents</p> <p>104 letters delivered to properties in Gunners Road and Blackgate Road abutting site.</p> <p>4 letter of objection received. (The previous consultation resulted in 13 letters, the writers of which were advised that their comments in respect of the south site would be included in the summary of points below.</p>
<p>Points in favour of proposals</p> <p>Reduction in overall occupation of site.</p> <p>Would like to see entire site in non touring or camping use.</p>
<p>Grounds of Objection</p> <p>Loss of privacy and view from Gunners Road</p> <p>Alleged covenant by Knapping Trust upon Council for “solely leisure purposes”.</p> <p>Development of a ‘housing estate’</p> <p>Extra strain on local services (such as schools, doctors, elderly care, waste collection, policing, etc).</p> <p>Loss of available static sites within Southend Area for other local residents and visitors.</p>
<p>Previously expressed concerns</p> <p>Increased all year level of local traffic (giving rise to noise and increase in potential accidents.</p> <p>Concern re safe night time access from site into Blackgate Rd and hazard to walkers.</p> <p>Light pollution (mainly from streetlights).</p> <p>Increased pollution from waste products, fuel/energy and noise.</p> <p>Concern re height of units.</p> <p>Concern re safety and blocking of sea views by tall leylandii.</p> <p>Unsightly washing unless controlled by conditions.</p> <p>Fear of loss of house value.</p>

Existing Caravan Owners

102 letters left with site manager to distribute to any visiting caravan owners.

29 letters of objection received. (17 respondents wrote for the first time, 12 having also written in response to the previous entire site consultation (31 replies). A total of 36 caravan owners comments are therefore incorporated.

All fear termination of their lease – having to move caravans off site as could not afford mobile homes. (It is claimed that no other sites will take the existing caravans, offering only to sell their own caravans to site applicants). All are concerned about the complete lack of consultation by the site operators.

Grounds of Objection

Loss of a static caravan facility for 'caravanners'

Loss of holiday facility for disabled or infirm family members.

Loss of holiday facility in a general healthy location (eg "fresh air").

Loss of a general holiday facility.

Loss of access to a safe and clean beach.

Loss of tourists to the town.

Loss of touring facility to visitors to town (eg for borough events).

Consequential loss of a stress free and secure holiday retreat.

The loss of an "environmentally friendly" site to an "overcrowded development" of "urban sprawl"

Feeling that residents might suffer more aggravation from bicycles, children and pets in permanent homes.

Permanent occupiers may be more obtrusive.

Permanent occupiers may not be so helpful in maintaining the site in a tidy condition as the present caravan owners.

Extra strain on local services, such as schools, hospitals, doctors, etc.

Potential problems to new home owners of condensation, electricity overpricing and "ever present threat of eviction".

Exposure of Park Home occupants to noise from East Beach Car Park users – car stereos; tyre screeching; barking dogs on exercise.

Proximity to MOD firing range

Covenant on land by (?) Lady Knapping for use for leisure purposes.

Possible loss of shop facility available to North tourer site?