



TORFAEN COUNTY BOROUGH COUNCIL

**MOBILE HOMES (WALES) ACT 2013
PART 2**

SITE LICENCE

TO: **HILLS LEISURE UK Limited** "the owner"

WHEREAS on 11 August 2021 you made an application to Torfaen County Borough Council (hereinafter called the 'Council') for a site licence in respect of the land situated at :

**WOODLANDS PARK
Crumlin Road, Pontypool NP4 6UP**


(hereinafter called 'the said land')

AND WHEREAS you are entitled to the benefit of permission for the use of the said land as a mobile home site granted under Part III of the Town and Country Planning Act 1971, otherwise than by a development order.

AND WHEREAS the Council are satisfied that the manager of the site as specified in the application is a fit and proper person.

NOW THEREFORE the Council pursuant to Part 2 of the Mobile Homes (Wales) Act 2013 **HEREBY GRANT** the owner a site licence for a period of **5 years** from the date of this licence in respect of the said land subject to the following conditions, that is to say:

See attached site licence conditions

Signed: 

Dated the 26th day of November 2021

Rachel Jowitt, Chief Officer, Neighbourhoods, Planning & Public Protection

NOTES

It is provided by the Mobile Homes (Wales) Act 2013 as follows:-

Appeal to Residential Property Tribunal Wales against conditions attached to site licence.

12 (1) Where a local authority decides to issue a site licence subject to conditions (other than the condition required by Section 9 (5), the local authority must notify the applicant of the reasons for doing so and of the applicant's right of appeal under subsection (2).

(2) The applicant may, within the period of 28 days beginning with the day on which the decision is made, appeal to a residential property tribunal against the decision.

(3) The tribunal may vary or cancel the condition if satisfied (having regard, among other things, to any standards which may have been specified by the Welsh Ministers under section 10) that the condition is unduly burdensome.

(4) In a case where a residential property tribunal varies or cancels a condition under subsection (3), it may also attach a new condition to the site licence.

(5) In so far as the effect of a condition 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 does not have effect –

- (a) during the period within which the person to whom the site licence is issued is entitled to appeal against the condition, or
- (b) while an appeal against the condition is pending.

Contact details for the Residential Property Tribunal Wales (RPT), 1st Floor, West Wing, Southgate House, Wood Street, Cardiff, CF10 1EW.

Telephone no.029 2092 2777

Email: rpt@wales.gsi.gov.uk

Website: <http://rpt.gov.wales>

Provisions as to breaches of condition.

15 (1) if it appears to a local authority which has issued a site licence that the owner of the land is failing or has failed to comply with a condition of the site licence, the local authority may give the owner –

- (a) A fixed penalty notice, or
- (b) A compliance notice.

(2) The Welsh Ministers may issue guidance to local authorities as to the consideration they should take into account in deciding whether to deal with a failure to comply with a condition of a site licence by giving a fixed penalty notice or a compliance notice.

(3) A local authority must have regard to any such guidance in making such a decision.

(4) Where a fixed penalty notice is given to a person in respect of a failure but payment of the amount specified in it is not made in accordance with the notice, the local authority may withdraw the fixed penalty notice and give the person a compliance notice in respect of the failure.

Power to take emergency action

21 (1) A local authority which has issued a site licence may take action in relation to any land comprising the site if it appears to the local authority that-

(a) The owner of the land is failing or has failed to comply with a condition of the site , and

(b) as a result of that failure there is an imminent risk of serious harm to the health or safety of any person who is or may be on the land.

(2) The action a local authority may take under this section (referred to in this section as “emergency action”) is such action as appears to the local authority to be necessary to remove the imminent risk of serious harm mentioned in subsection (1)(b).

Revocation on death, change of ownership or cessation of use

26 (1) When the holder of a site licence in respect of any land dies or ceases to be the owner of the land, the site licence is revoked.

(2) Where land in respect of which a site licence is in force ceases to be used as a regulated site, the site licence is revoked.

TORFAEN COUNTY BOROUGH COUNCIL

MOBILE HOMES (WALES) ACT 2013

WOODLANDS PARK SITE LICENCE CONDITIONS

Issued November 2021

The Torfaen County Borough Council in pursuance of the provisions of Part 2 of the Mobile Homes (Wales) Act 2103 and applying the Model Standards 2008 for Caravan Sites in Wales impose the following conditions in relation to WOODLANDS PARK, CRUMLIN ROAD, PONTYPOOL NP4 6UP (“the site”). These licence conditions supersede any previous conditions issued under the Caravan Sites and Control of Development Act 1960 which are hereby cancelled.

Conditions

The person named in the application as the manager of the site is:

Karen Dempsey, karenharrison12@yahoo.com

In the event the manager or the manager’s details change the site owner must notify the local authority in writing of any such change and provide a declaration to the local authority that any new manager is a fit and proper person to manage the site.

1 Number and Condition of Mobile Homes

1.1 No converted motor-bus or similar type of vehicle shall be allowed on the site and tents shall not be pitched on the site.

1.2 All mobile homes sited from the 4th August 2016 must conform to the relevant British Standards in force at the date of their construction.

2 General

2.1 The name of the site shall be displayed on a sign in a prominent position at the entrance to the site, together with:

- (a) The name, current address and telephone number of the site licence holder (and Manager, if applicable) and emergency contact details for both. Details of the site owner and company details must also be clearly displayed.
- (b) A copy of the site licence or the front page of the said licence with details of where the full licence and other information required to be available under this standard can be viewed and between which times (if not displayed on the notice board).
- (c) A current plan clearly showing the layout of the site with roads and pitches marked on it and including all other relevant structures, features and facilities.

2.2 In addition at a prominent place the following information shall also be available for inspection:

- (a) A copy of the most recent periodic electrical inspection report for the common areas of the site.
- (b) A copy of any current certificate of public liability insurance.
- (c) A copy of the most recent fire risk assessment for the site.
- (d) A copy of any current site rules.

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

3 Site Boundaries and Plan of the Site

3.1 The boundaries of the site from any adjoining land shall be clearly marked by a man made or natural feature.

3.2 No mobile homes or combustible structures shall be positioned within 2 metres of the site boundary. Any mobile home occupied on the 4th August 2016 together with any other existing combustible structure in place on the 4th August 2016 which does not comply with this condition shall be exempt from the requirements of this condition until such time as it is renewed or replaced. Any other mobile home shall be sited in

accordance with the Model Standards in place at the time the mobile home is sited.

- 3.3 (a) A plan of the site must be supplied to the Local Authority upon the application for a licence and, thereafter within 28 days whenever there is a material change to the boundaries or layout of the site.
- (b) The plan supplied must clearly illustrate the layout of the site including all relevant structures, features, facilities and known underground services and it shall be of suitable quality and shall be updated as and when the site owner becomes aware of any additional underground services not referred to on the plan.

4 Density, Spacing and Parking between homes

- 4.1 The gross density of the site shall not exceed 50 mobile homes per hectare, calculated on the basis of the usable area (i.e. excluding roads, communal areas and other areas unsuitable for siting units).
- 4.2 Except in the case mentioned in paragraph 4.4 and subject to paragraph 4.5 every mobile home must where practicable be spaced at a distance of no less than 6 metres from any other mobile home which is occupied as a separate residence.
- 4.3 No mobile home must be stationed within 2 metres of a main road or communal car park within the site or more than 50 metres from such a road within the site. Any mobile home in situ on the 4th August 2016 which did not comply with this condition shall be exempt from the requirements of this condition until such time as it is renewed or replaced.
- 4.4 Where a mobile home has been fitted with cladding that conforms with currently approved fire rated materials to its facing walls, then the separation distance between it and an adjacent mobile home may be reduced to a minimum of 5.25 metres or 4.25 metres where a porch which complies with section 4.5 below has been fitted.
- 4.5 In any case mentioned in paragraph 4.2 or paragraph 4.4 above:

- (a) Any porch attached to a mobile home may protrude a maximum of one metre into the separation zone and must not exceed 2 metres in length and 1 metre in depth. The porch must not exceed the height of the home. Where a porch is installed only one door is permitted at that entrance to the mobile home, either in the porch or into the mobile home. Any mobile home which was occupied on the 4th August 2016 and which does not comply with this condition shall be exempt from the requirements of this condition until such time as it or any such existing porch attached to it is renewed or replaced.
- (b) Eaves, drainpipes and bay windows may extend into the separation distance provided the total distance between the extremities of two facing mobile homes is not less than 5 metres.
- (c) Any structure, including steps, ramps etc. (except a garage or car port) which extends more than 1 metre into the separation zone must be of non-combustible construction. There should be a 4.5 metre clear space between any such structure and any adjoining mobile home.
- (d) A garage or car port may only be permitted within the separation distance if it is of non-combustible construction.
- (e) A clear space of 0.75 metres must be maintained around each mobile home so as not to interfere with means of escape in case of fire. Windows in structures within the separation distance must not face towards the mobile homes on either side. Any mobile home which was occupied on the 4th August 2016 with a garage or shed which does not comply with this condition shall be exempt from the requirement of this condition until such time as the mobile home, garage or shed is renewed or replaced.
- (f) Fences, walls, hedges or other similar structures, where allowed, forming the boundary between neighbouring mobile homes shall not exceed a maximum height of 1220mm measured from the ground level at the base of the structure on the mobile home owner's land. Any structures existing on the 4th August 2016 which do not comply with this condition shall be exempt from the

requirement of this condition until such time as they are renewed or replaced.

- 4.6 Any parking provision on site for visitors shall be maintained in good condition.

5 Road, Gateways and Footpaths

- 5.1 Roads shall be designed to provide adequate access for emergency vehicles and routes within the site for such vehicles must be kept clear of obstruction at all times.

- 5.2 One-way systems shall be clearly signposted.

- 5.3 All road signs and road markings shall be clearly visible and properly maintained.

- 5.4 New roads shall be constructed and laid of suitable bitumen macadam or concrete with a suitable compacted base.

- 5.5 All roads must be adequately drained and maintained in good condition and kept safe to the satisfaction of a suitably qualified Highways Engineer.

- 5.6 New two way roads shall be at least 3.7 metres in width, or, where they are designed for one way traffic, 3 metres wide. Where existing two way roads are less than 3.7 metres wide, passing places shall be provided, where practical.

- 5.7 Vehicular access and all gateways to the site shall be at least 3.1 metres wide and have a minimum height clearance of 3.7 metres.

- 5.8 Every new mobile home pitch shall be connected to a road by a footpath with a hard surface. All existing footpaths shall be maintained in good condition.

- 5.9 All new mobile home pitches, parking bays and paths edged by a steep drop which are the responsibility of the site owner shall be guarded where practicable with a suitable fence or wall. All existing such drops

which are the responsibility of the site owner which are guarded by a fence or wall shall be maintained in good order.

5.10 Where practicable, communal footpaths and pavements shall not be less than 0.9 metres wide.

6 Hard Standings

6.1 Every mobile home shall stand on a concrete hard standing, reinforced as necessary, which shall extend over the whole area occupied by the mobile home placed upon it and shall project 1 metre outwards from the park homes entrance or entrances. Any mobile home occupied on the 4 August 2016 which does not comply with this condition shall be exempt from the requirements of this condition until such time as it is renewed or replaced.

6.2 The hard standings must be constructed to the industry guidance, current at the time of siting, taking into account local conditions.

7 Fire Safety

7.1 The latest version of the fire risk assessment carried out in accordance with the Regulatory Reform (Fire Safety) Order 2005 shall be made available for inspection by residents and shall be supplied to the Local Authority within 28 days of a demand by the Local Authority.

8 Supply and Storage of Gas etc

8.1 Work on gas supplies and installations which are the responsibility of the site owner must only be carried out by persons who are qualified in the particular type of work being undertaken and must be in accordance with current relevant legislation and British standards.

9 Electrical Installations

9.1 Work on electrical supplies and installations which are the responsibility of the site owner shall only be carried out by persons who are qualified in the particular type of work being undertaken and must be in accordance with current relevant legislation and British standards.

- 9.2 The installations shall be inspected at the frequency specified in the current relevant regulations unless a shorter time is specified on the most recent inspection certificate. When an installation is inspected it shall be judged against the current regulations.
- 9.3 The Inspector shall, within 1 month of such an inspection, issue an inspection certificate in the form prescribed in the current regulations which shall be retained by the site licence holder and displayed with the site licence. A copy of the test certificate must be sent to the Environmental Health Department of the Council within 28 days of issue. The cost of the inspection and report shall be met by the site operator or licence holder. Any remedial work or recommendations shall be carried out within the time specified on the inspection certificate.

10 Water Supply

- 10.1 All new water supplies shall be in accordance with all current legislation, regulations and relevant British standards.
- 10.2 All repairs and improvements to water supplies and installations shall be carried out to conform to current legislation and British standards.
- 10.3 Work on water supplies and installations shall only be carried out by persons who are qualified in the particular type of work being undertaken and in accordance with current relevant legislation and British standards.

11 Drainage and Sanitation

- 11.1 Each standing shall be provided with a connection to a public sewer, sewage treatment works or by discharge to a properly constructed septic tank or cesspool. The foul drainage system must be capable of being made air-tight when not in use.
- 11.2 Surface water drainage shall be provided where necessary to avoid standing pools of water.
- 11.3 All drainage and sanitation provision must be in accordance with all current legislation and British Standards.

11.4 Work on drains and sewers must be carried out only by persons who are qualified in the particular type of work being undertaken and in accordance with current legislation and British standards.

12 Refuse Disposal

12.1 Access must be made available for refuse and recycling vehicles on designated days as determined by the Local Authority.

12.2 Bonfires must not be used as a means of refuse disposal.

13 Car Parking

13.1 Vehicles are permitted to be parked between adjacent mobile homes provided that no door to any home is obstructed.

14 Site Maintenance

14.1 No building waste, household or garden rubbish shall be allowed to accumulate on the site. All roads and footpaths throughout the site shall be kept clear of debris of any kind.

14.2 Every 3 years a suitably qualified tree surgeon shall report on the safety status of the trees on site which are the responsibility of the site owner. Any actions made in the report shall be carried out by a suitably qualified tradesperson within the timescale indicated in the report.

14.3 Every 5 years a suitably qualified structural engineer shall report on the safety status of the retaining and boundary walls on site which are the responsibility of the site owner. Any actions made in the report shall be carried out by a suitably qualified tradesperson within the timescale indicated in the report.

14.4 Grass shall be cut regularly during the growing season.