

TOWN AND COUNTRY PLANNING ACT 1971

Established Use Certificate

Land at¹ Mountain View Caravan Site, Upper Race, Pontypool, Gwent

more particularly shown [edged] [coloured] [hatched]² in red on the plan attached hereto.

THE³ Torfaen Borough Council

HEREBY CERTIFY that the use of the above land [as] [for]⁴ Caravan Site

was on⁵ 23 June 1992 established within the meaning of paragraph⁶ of section 94(1) of the Town and Country Planning Act 1971.

Signed 

Designation TOWN CLERK AND CHIEF EXECUTIVE
(The officer appointed for this purpose)

Date 23 June 1992

NOTE: This certificate is issued for the purposes of section 94 of the Town and Country Planning Act 1971 only. It certifies that the use of the land for the purpose named is not liable to enforcement action under section 87 of that Act, but it is not a grant of planning permission and does not necessarily entitle the owner or occupier of the land to any consequential statutory rights which may be conferred where planning permission has been granted, under Part III of the Town and Country Planning Act 1971, for a use of the land.

N.B. Delete words in square brackets as inappropriate.

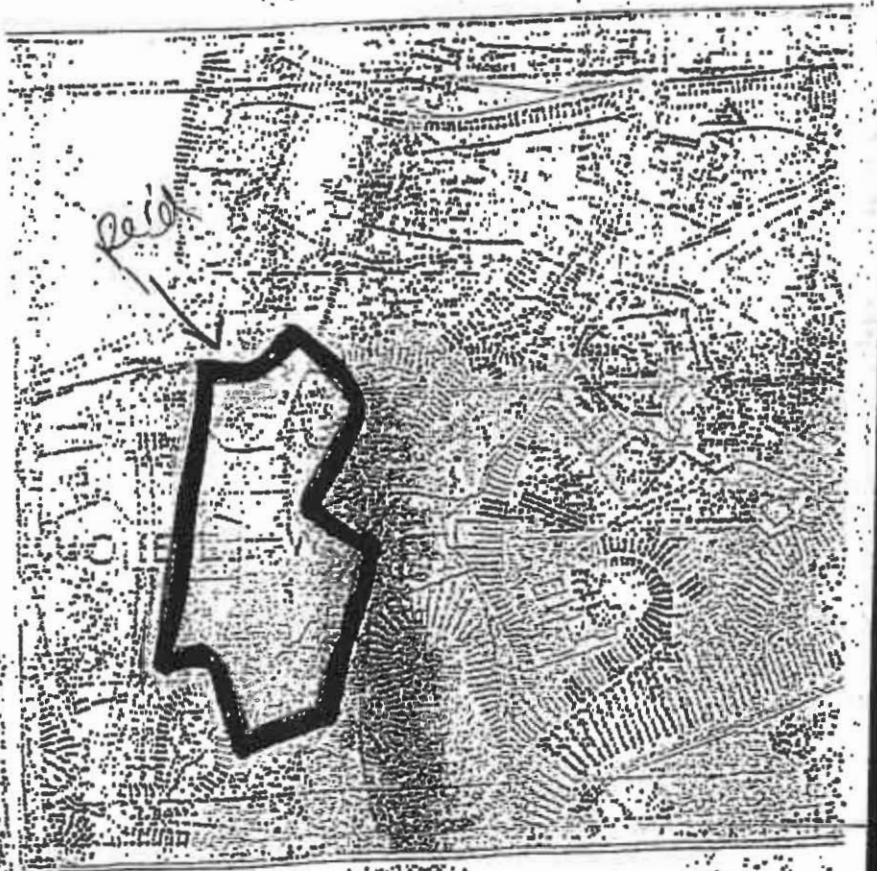
- ¹ Insert location or address of land.
- ² Insert colour.
- ³ Insert name of Council.

- ⁴ Insert description of use.
- ⁵ Insert date of application for established use certificate.
- ⁶ Insert (a) (b) or (c) as appropriate.

This is the plot marked "RL 1" referred to in the Declaration
of Rubin Lee dated this 11th day of May 1992

Before me C. R. Thomas

Commissioner for Oaths/Solicitor
CALIF.



KEY PLAN
Scale: 1:2500



CARAVAN SITES AND CONTROL OF DEVELOPMENT ACT, 1960
Section 3

SITE LICENCE

To (1) Mr A Jones, Mountain View, Upper Race,
Pontypool, Gwent

WHEREAS on the 10th day of July 19 92, you made application for a site licence in respect of land situate at (2) Mountain View, Upper Race, Pontypool, Gwent (hereinafter called "the said land")

AND WHEREAS you are entitled to the benefit of an established use certificate 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

NOW THEREFORE the (3) Torfaen Borough Council

HEREBY GRANT a site licence in respect of the said land pursuant to Section 3 of the Caravan Sites and Control of Development Act, 1960, subject to the following conditions, that is to say

As per the attached schedule

~~THIS LICENCE shall expire at the end of [months] [years] from the [day] of [month] 19 [year]~~

DATED this 1st day of April, 19 93 .

Signed *[Signature]*
Director of Env. Health Services (5)
(The officer appointed for this purpose).

NOTES.

- (1) Name and address of applicant, occupier of the land.
- (2) Full description of the land to which the licence relates.
- (3) Name of local authority.
- (4) The same period should be stated as that specified in the planning permission: see s. 4 (1).
- (5) Insert title of proper officer.

IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES PRINTED ON THE BACK OF THIS FORM.

CARAVAN SITES AND CONTROL OF DEVELOPMENT ACT 1960

MOUNTAIN VIEW CARAVAN SITE, PONTYPOOL

Draft Site Licence

Site Boundaries

1. The boundaries of the site shall be clearly marked, for example by fences or hedges. In addition, the site owner shall give the Local Authority a plan of its layout. A 3-metre wide area shall be kept clear within the inside of all boundaries.

Density and space between caravans

2. Subject to the following variations, every caravan shall be not less than 6 metres from any other caravan which is occupied separately and not less than 2 metres from a road. The point of measurement for porches, awnings etc is the exterior cladding of the caravan.
 - Porches may protrude 1m into the 6 metres and shall be of the open type.
 - Where awnings are used, the distance between any part of the awning and an adjoining caravan shall not be less than 3 metres. They shall not be of the type which incorporates sleeping accommodation and they shall not face each other or touch.
 - Eaves, drainpipes and bay windows may extend into the 6 metre space provided the total distance between the extremities of 2 adjacent units is not less than 5.25 metres.
 - A garage, a shed or a covered storage space shall 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 shall not face towards the units on either side. Car ports and covered walkways shall in no circumstances be allowed within the 6-metre space. For cars and boats between units, see standard (27).
3. The density shall be consistent with safety standards and health and safety requirements. The gross density shall not exceed 50 caravans to the hectare, calculated on the basis of the useable area (ie excluding lakes, roads, communal services and other areas unsuitable for the siting of caravans) rather than the total site area.

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 fire authorities). Roads of suitable material shall be provided so that no caravan standing is more than 50 metres from a road. Where the approach to the caravan 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 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 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.

Hard Standings

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

Fire Fighting Appliances

Fire Points

6. These shall be established so that no caravan or site building is more than 30 metres from a fire point. They shall be housed in a weather-proof 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 of water approximately five metres from the nozzle, such water standpipes shall be situated at each fire point. There shall also be 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".

Fire Warning

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

Maintenance

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

Fire Notices

13. 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

1. Ensure the caravan or site building involved is evacuated.
2. Raise the alarm.
3. Call the fire brigade (the nearest telephone is sited.....)
4. Attack 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 shall 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 shall be removed from the vicinity of caravans. The space beneath and between caravans shall not be used for the storage of combustible materials.

Cutting, welding, grinding or any other activities likely to give rise to fire hazard shall not be undertaken in the separation distance between caravans.

Telephones

15. 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.

Storage of Liquefied Petroleum Gas (LPG)

16. LPG storage supplied from tanks shall 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 Pipe - Lines Act 1962 may also be applicable.

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

LPG installations shall 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 site, he may need an authorisation to do so from OFGAS under the Gas Act 1986.

Electrical Installations

17. The site shall be provided with an electricity supply sufficient in all respects to meet all reasonable demands of the caravans situated on them.
18. Any electrical installations, which are not 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, shall 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 Supply Regulations 1988 Statutory Instrument 1988 No 1057.
19. Work on electrical installations and appliances shall 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 shall be inspected periodically: under IEE Wiring Regulations, every year or such longer period (not exceeding 3 years) as is considered appropriate in each case. When an installation is inspected, it should be judged against the current regulations.

The inspector shall, within one month of such an inspection, issue an inspection certificate in the form prescribed in the IEE Wiring Regulations 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.

20. If an inspection reveals that an installation no longer complies with the regulations extant 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 IEE Wiring Regulations.
21. 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 masts of yachts or dinghies contacting the line.

Water Supply

22. The site shall be provided with a water supply in accordance with appropriate Water Byelaws and statutory quality standards.

Drainage, Sanitation and Washing Facilities

23. Satisfactory provision shall be made for foul drainage, either by connection to a public sewer or sewage treatment works or by discharge to a properly constructed septic tank or cesspool approved by the local authority.
24. Sanitary facilities in the form of individual WCs, baths or showers and sinks together with adequate and wholesome supply of drinking water for each caravan standing shall be provided in a purpose built toilet block which is not further than 50 metres from any caravan standing.
25. Every 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, roads and footpaths.

Refuse Disposal

26. Every caravan standing shall have an adequate number of suitable non-combustible refuse bins with close-fitting lids or plastic bags. Arrangements shall be made for the bins to be emptied regularly. Where communal refuse bins are also provided these shall be of similar construction and housed within a properly constructed bin store.

Parking

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

Recreational Space

28. Space equivalent to about one-tenth of the total area shall be allocated for children's games and/or other recreational purposes. This provision will normally be necessary because of the limited space available round the caravans, but may be omitted where there are suitable alternative publicly provided recreational facilities which are readily accessible.

Notices

29. A suitable sign shall be prominently displayed at the site entrance indicating the name of the site.
30. A copy of the site licence with its conditions shall be displayed prominently on the site.
31. Notices and a plan should be displayed on the site setting out the action to be taken in 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 shall be displayed giving advice about the operation of the flood warning system.
32. All notices shall be suitably protected from the weather and displayed where possible out of the direct rays of the sun, preferably in areas lit by artificial lighting.

General

33. All roads, footpaths, paved areas, foul and surface water drains, water services and fittings, fire fighting equipment, dustbins and other facilities provided in connection with the site, shall be maintained at all times in a clean condition and proper state of repair and adequate site supervision shall be provided at all times.
- ~~26.34~~ No unroadworthy or abandoned vehicles shall be left on the site.
- ~~27.35~~ The site owner or licensee shall ensure that no rubble, scrap or waste whether obtained in the course of business or otherwise is allowed to be deposited or accumulate on the site.