

MID DEVON DISTRICT COUNCIL
Licensing Department

RESIDENTIAL CARAVAN SITES - SINGLE UNIT/LOW DENSITY

STANDARD CONDITIONS

1 FOOTPATHS

Footpaths shall be not less than 0.75 metres wide and shall be maintained in a condition to the satisfaction of the Council.

Adequate footpaths of suitable materials shall be provided so that satisfactory access to each caravan is available.

2 HARDSTANDINGS

Each caravan shall stand on a hardstanding of suitable material which shall extend over the whole area occupied by the caravan placed upon it and shall project not less than one metre outward from the entrance or entrances of the caravan.

3 FIRE PRECAUTIONS

- (a) Each caravan and any additional structures or awnings shall be a minimum of three metres from any building.
- (b) The site shall be kept clean and free from litter rubbish and rank growth.
- (c) The space beneath each caravan shall not be used for the storage of combustible material.
- (d) A dry powder fire extinguisher of 3 kg shall be provided and sited in each caravan adjacent to each access door and shall be maintained in efficient working order.

4 ELECTRICAL INSTALLATIONS

- (a) The site shall be provided with an electricity supply sufficient in all respects to meet all reasonable demands of each caravan situated thereon.
- (b) All electrical work must be designed, installed, inspected and tested by a person competent to do so. Prior to completion the Council must be satisfied that Part P (Electrical Safety) of the Building Regulations has been complied with. This may require an appropriate BS 7671 electrical installation certificate to be issued for the work by a person competent to do so.
- (c) The installation shall be inspected not less than once in every 12 months (in case of underground installations, three years) or such longer period as may be recommended by a person who shall be one of the following:-

A professionally qualified electrical engineer
A member of the Electrical Contractors Association
A member of Electrical Contractors Association of Scotland.
A Certificate holder of the National Inspection Council for Electrical Installation Contracting, or

A qualified person acting on behalf of one of these (in which case it shall be stated for whom he is acting).

Such persons 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. The cost of the inspection and report shall be met by the Site Owner.

5 WATER SUPPLY

A water supply to the site shall be provided to comply with either the Water Supply (Water Quality) Regulations 1989 or the Private Water Supply Regulations 1991.

Each caravan shall be supplied with a piped water supply.

6 NATURAL GAS AND LIQUIFIED PETROLEUM GAS (LPG) INSTALLATION AND STORAGE

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 a British Gas mains supply is available then the Gas Safety (Installation and Use) Regulations 1994 and the Pipe-Lines Act 1962 may be applicable.

LPG installations shall conform to the 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 1994 Regulations will be relevant for the installation downstream of any service pipe supply any primary meter and such service pipes are subject to the Gas Safety Regulations 1972.

All gas appliances and flues within each caravan are to be serviced by a CORGI registered business or person at two yearly intervals, or where the unit is let at one yearly interval, and a record of such maintenance retained by the licence holder for inspection by the Local Authority.

7 DRAINAGE SANITATION AND WASHING FACILITIES

(a) Satisfactory provision shall be made for foul drainage by discharge to a public sewer or to a septic tank or cesspool properly constructed to the approval of the Council and such drainage system shall be at all times well maintained and kept in a proper working order.

Septic tanks and cesspools shall be adequately fenced and screened against public access. Except with the prior approval of the Council no caravan or other building shall be sited within 18 metres of a septic tank or cesspit.

(b) Adequate surface water drainage for roads, footpaths and paved areas and for the site generally shall be provided to the satisfaction of the Council.

(c) One WC, one shower or bath and one sink shall be provided and satisfactorily connected to the foul drainage system for each caravan. (The provision of a wash hand basin is desirable).

- (d) Adequate supplies of water shall be provided for each caravan at the above fittings. Hot as well as cold to be provided at the shower or bath and sink (and wash hand basin where installed).

8 REFUSE DISPOSAL

A suitable refuse container shall be provided for each caravan and arrangements shall be made for the bin or sacks to be emptied from the agreed collection point.

- 9 A suitable surfaced parking space for one vehicle per caravan shall be provided.

10 GENERAL

- (a) All buildings, equipment fittings, etc on the site shall be maintained in good order and repair and in a clean and wholesome condition. The caravans stationed on the site shall be maintained in good repair and in a sound and water tight condition to the satisfaction of the Council.
- (b) The site shall be maintained in a tidy and orderly condition and no litter or rubbish shall be thrown or deposited on the site or on to any land or watercourse adjoining or adjacent to the site.

11 INTERPRETATION

"Suitable Material" means a material which is stable, hard enough to take traffic and to minimise dust. Tarmacadam, concrete or bitumenized chippings or a hardcore foundation will be satisfactory.

**MID DEVON DISTRICT COUNCIL
ENVIRONMENTAL SERVICES
PHOENIX HOUSE
PHOENIX LANE
TIVERTON
DEVON EX16 6PP**

TELEPHONE NO: 01884 255255 FAX NO: 01884 234256