

From: Steven Pope
Sent: 16 October 2014 13:52
To: Planning.Responses
Cc: Janice Chapman
Subject: FW: Planning Consultation on: P/98/14/PL

I write with regards the above planning application.

As this department is responsible for the issue of site Licence and associated conditions, I would like to make you aware of the attached Site Licence conditions that are shortly to be issued and will need to be complied with. I would bring your attention to point 12 that deals with Vehicle Parking

Should you wish to discuss this matter please do not hesitate to contact me

Kind Regards

Steve Pope

Steve Pope | Senior Health and Safety Officer, Services Department, Arun District Council | Location: 3rd Floor Floor, Arun Civic Centre,
Maltravers Road, Littlehampton, BN17 5LF
Internal: 37868 | External: +44 (0) 1903 737868 | E-mail: steven.pope@arun.gov.uk

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

From: Nat Slade
Sent: 16 October 2014 13:33
To: Steven Pope
Cc: Emma Strudwick
Subject: FW: Planning Consultation on: P/98/14/PL

Hi Steve,

Can you please provide any comments you have direct to planning.responses@arun.gov.uk?

Regards,

Nat

From: Anna Appleton
Sent: 16 October 2014 13:30
To: Nat Slade
Subject: FW: Planning Consultation on: P/98/14/PL

Anna Appleton | Environmental Health Team Leader, Arun District Council | Location: Arun Civic Centre, Maltravers Road, Littlehampton,
BN17 5LF

Internal: 37676 | External: +44 (0) 1903 737676 | E-mail: anna.appleton@arun.gov.uk Secure E-mail: aappleton@arun.gcsx.gov.uk

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

From: Helen Mills
Sent: 16 October 2014 10:01
To: Anna Appleton
Cc: Sarah Meeten; Nat Slade
Subject: FW: Planning Consultation on: P/98/14/PL

206402

Helen

From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]

Sent: 14 October 2014 16:33

To: EH Planning Consultations

Subject: Planning Consultation on: P/98/14/PL

To: Environmental Health - Graham Evans/Sarah Meeten

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

**Town and Country Planning (Development Management Procedure) (England) Order
2010 (as amended)**

Planning Permission

APPLICATION P/98/14/PL

NO:

Registered: 13th October
2014

Site Address: 20 Oaktree Close Mill Farm Park Pagham PO21 3PN

Grid Reference: 488849 98837

**Description of
Works:** Convert part of north garden curtilage into a car parking space.

The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

Please have a view on the application details

Should you have any comments to make, these should be sent by replying to this email by 13-NOV-14.

You can also monitor the progress of this application through the Council web site:
www.arun.gov.uk/planning

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

The application will be determined having regard to the development plan policies (if any are relevant) and other material considerations. The development plan can be accessed via the website as can the leaflet which deals with material planning considerations.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website:
www.planningportal.gov.uk/planning/appeals/ but they will protect personal details.

The officer dealing with this application is Mrs J Chapman who can be contacted on telephone number 01903 737657.

Regards
Planning Officer

consultee_email



**ARUN DISTRICT COUNCIL
PERMANENT RESIDENTIAL MOBILE HOME
SITE LICENCE CONDITIONS
MILL FARM MOBILE HOME SITE, PAGHAM ROAD, PAGHAM
LICENCE NO:**

1. Types of Caravan

No caravan other than caravans complying with Section 29(1), Caravan Sites & Control of Development Act 1960, and Section 13, Caravan Sites Act 1968, and any other Acts or Regulations amending or extending the said Acts, shall be stationed or kept on the site.

2. Layout of Caravans

- (a) Every caravan should be not less than 6 metres from:
 - (i) any other caravan in a separate occupation;
 - (ii) any building other than a building required to be provided in accordance with Condition 16 (regarding storage space) hereof.
- (b) Every caravan should be not less than 3 metres from the site boundary.
- (c) Every caravan should be not less than 2 metres from a road.
- (d) The maximum number of units shall not exceed 300.

3. Hardstanding

Every caravan shall stand on a hardstanding of concrete (see Appendix B), which should extend over the whole area occupied by the caravan placed upon it, and should project not less than 1 metre outwards from the entrance or entrances of the caravan.

4. Site Buildings, Structures, etc

No huts, tents, porches, verandas, fences or other structures or buildings or vehicles (other than privately licensed vehicles which shall be parked within the parking places provided in accordance with these Conditions) shall be erected, placed or kept on the site unless prior approval in writing is obtained from the Council.

A garage or a covered storage space may be permitted between units only if it is of non-combustible construction (including non-combustible roofs). Windows in such structures should not face towards the units on either side. The location, size, design and specification of the garage or covered storage area must be approved in writing by the Council.

A storage shed shall be provided for each individual permanent residential caravan. The shed must be of non-combustible construction (including non-combustible roofs). The location, size, design and specification of the shed must be approved in writing by the Council. A shed need not be provided when the permanent residential caravan owner has notified the site operator in writing that one is not required.

Car ports and covered walkways are not permitted within the 6 metre space between units.

Approved porches may protrude 1 metre into the 6 metres and should be of the open type.

Where awnings are used, the distance between any part of the awning and an adjacent caravan should 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 two adjacent units is not less than 5.25 metres.

Where there are ramps for the disabled, verandas and stairs extending from the unit, there should be 4.5 metres clear space between them and two such items should not face each other in any space. If they are enclosed, they may be considered as part of the unit and, as such, should not intrude into the 6 metre space.

5. Roads and Footpaths

Roads and footpaths should be designed to provide adequate access for fire appliances.

Emergency vehicle routes within the site shall be kept clear of obstruction at all times.

Roads of suitable material (see Appendix C) shall be provided so that no caravan standing is more than 50 metres from a road.

Carriageways shall be not less than 3.7 metres wide, or if they form part of a one-way traffic system, 3 metres wide.

Gateways should be a minimum 3.1 metres wide and have a minimum height of 3.7 metres.

Roads shall have no overhead cable less than 4.5 metres above the ground.

Each standing shall be connected to a carriageway by a suitably surfaced footpath.

Footpaths should be not less than 0.75 metres wide.

Roads and footpaths shall be suitably lit.

6. **Requirement to Comply with the Regulatory Reform (Fire Safety) Order 2005**

6. Fire Safety and the Requirement to comply with the Regulatory Reform (Fire Safety) Order 2005.

The licence holder and 'responsible person' has a duty under the above Order to undertake a fire risk assessment and decide what prevention and protection arrangements are appropriate and adequate to mitigate the identified risks. This must be reviewed on a regular basis and made available for inspection by residents and the local authority when required.

Advice on how to find a competent Fire Risk Assessor can be found by following the links to Business Fire Safety on the WSCC web site.

http://www.westsussex.gov.uk/doing_business/running_your_business/business_safety_advice/fire_safety_in_the_workplace.aspx

The site owner shall make available the latest version of the documented fire risk assessment carried out under the Regulatory Reform (Fire Safety) Order 2005 for inspection by residents and when demanded, a copy of the risk assessment shall be made available to the local authority.

7. **Electrical Installations**

All electrical installations shall satisfy the requirements of Appendix D of these Conditions.

8. **Storage of Liquefied Petroleum Gas (L.P.G.)**

Storage of petroleum gas and supplies from the mains shall be in compliance with the provisions of Appendix E of these Conditions.

9. **Water Supply**

Each caravan shall be provided with an internal piped water supply, which shall be from a mains supply where reasonably practical.

An adequate supply of water must be maintained at all times.

The provision of these facilities shall comply with appropriate water byelaws and statutory quality standards.

10. Drainage, Sanitation and Washing Facilities

Provision shall be made for foul drainage on the site and such drainage shall be connected to a public sewer where such is available and the connection is physically possible or by discharge to a properly constructed septic tank or cesspool approved by the Local Authority.

Each drainage manhole, connections and inlets, shall be so constructed and maintained as:

- (i) to prevent any extraneous matter gaining access to the drainage system or the Council's sewer;
- (ii) not to admit subsoil water.

Each caravan shall have its own water closet where reasonably practicable and the standing for each caravan shall be provided with a connection to the foul drainage system, the connection being capable of being made airtight when not in use.

Adequate surface water drainage to footpaths and other paved areas for the site generally shall be provided and properly maintained.

11. Refuse Disposal

Every caravan shall be provided with a refuse bin with a close fitting lid or other such facilities as the Council shall approve in writing. Suitable arrangements shall be made for the siting and regular emptying of such refuse bins.

Where communal refuse bins are also provided, these should be of similar construction and housed within a properly constructed bin store.

12. Vehicle Parking

- a) Parking spaces shall be provided on the site for at least one vehicle per caravan.
- b) Any car parking spaces in addition to those in existence at the date of issue of this licence, will require planning permission*. Any such additional car parking spaces must be at least 3 metres from other residential units, and must be constructed and surfaced in accordance with relevant planning permission.
- c) The positioning of any such additional car parking spaces must be determined by your fire risk assessment.
- d) Vehicles shall not be parked on the site other than on parking spaces designated for the purpose by the site operator.
- e) No commercial vehicles, vans, motorhomes or vehicles of this nature will be allowed to be parked on site.
- f) No plastic or wooden boats, nor touring caravans, shall be parked between units.

- g) Parking spaces must be designated and provided for visitors and tradesmen. These spaces shall be identified by appropriate signage.

* Please note that planning permission may not be granted.

13. Maintenance

Each caravan, building, hut, shed, porch, veranda or any other structure, together with hard standings, roads and footpaths, on the site shall be maintained in good repair and condition at all times.

14. General Layout and Amenity of Site

The site shall be so laid out, managed and maintained as to enhance and preserve the amenities hereof.

15. Recreational Space

Where children live on the site, space equivalent to at least one tenth (or such smaller proportion as the Council may approve) of the total site area shall be provided and allocated for children's games and other recreational purposes.

16. Storage Space

There shall be provided for each residential caravan a store or suitable storage space, unless the Council waive this condition in writing. The design, construction and siting of each such store shall be approved in writing by the Council prior to its erection.

17. Display of Licence

At all times when caravans are stationed or kept on the site for the purposes of human habitation, a copy of the Licence and of these Conditions shall be displayed in a conspicuous position.

Notices and a plan will be displayed on the site, setting out the action to be taken in the event of an emergency. The notice will display where the Police, Fire Brigade, Ambulance and local Doctors can be contacted and the location of the nearest public telephones.

The notices will show the name and location/telephone number of the site Licence holder or his/her accredited representative.

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

18. Type of Mobile Homes

Only those mobile homes complying with BS 3632: 1989 can be occupied on a permanent basis.

19. Sea Defence Works

The licensee shall, in order to minimise any possible risk to the safety of the occupiers of the park homes in the event of a breach of the sea defences at Pagham Harbour, construct a perimeter bund in the position and to the specifications shown on Miller Hughes Associates Ltd's Plan No: L/3 (PH2)G. The perimeter bund is to be constructed prior to the occupation of any of the park homes shown on that plan.

This Licence Condition No. 19 shall take effect from the 8th June 2001.