

Angus Council



ADVICE NOTE 13

**RESIDENTIAL
CARAVAN
SITES**

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INTRODUCTION

It does appear that the ideal home for some people is a residential caravan. Whilst the demand is certainly less in Scotland, possibly due to the climate, in parts of England it has been intense. This Advice Note has been prepared in order to indicate to potential applicants the policy of Angus Council towards this type of accommodation.

GENERAL POLICY

As a general rule, the temporary use of caravans for decanting purposes during the rehabilitation of property and, under certain circumstances, during the construction of a new house, does not require the benefit of planning consent as long as progress is made on the building works.

This Advice Note is, however, primarily concerned with applications for sites to be used for the permanent occupation by caravans for long-term residential use. As a general principle, the Council is not in favour of the use of caravans for permanent occupation, regarding them for reasons of construction, space standards, facilities, etc., as a form of sub-standard housing. Furthermore, residential caravans, particularly if the vans themselves and/or the sites are of a poor standard, could be used as a means by which pressure could be exerted upon the local authority to offer houses to persons who would otherwise rate a much lower priority. However, in response to a small and genuine local demand and subject to compliance with the pre-determined guidelines or standard, the Council is prepared to grant a limited number of consents.

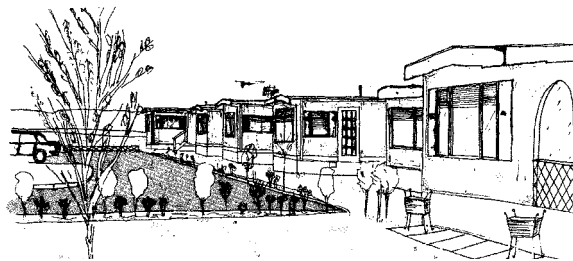
In order to prevent the scattering of small sites or individual caravans through the District, which could be prejudicial to its scenic attractions, a minimum size of site will be specified. Conversely, to prevent them becoming too visually dominant, a maximum size will also be operated.

The guidelines, indicated below, are intended to provide sites with as high quality environment as possible for residents. Given the physical form and appearance of caravans, it will be difficult to produce the environment of a well designed residential area but every effort should be made to approximate to it. Few can argue that caravans enhance the visual environment and the guidelines therefore, will also endeavour to secure their integration into the visual scene.

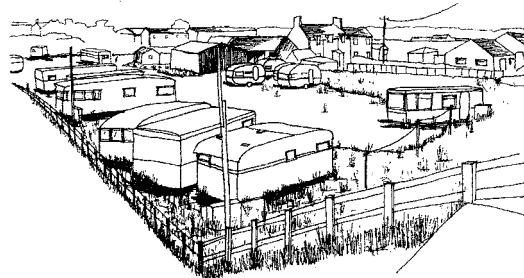
GUIDELINES

A. Type of Caravan - To be acceptable for permanent residential use, caravans should be of the type specifically designed and built with that purpose in mind and probably more correctly termed 'mobile homes'. Caravans capable of being towed long distances, 'touring' caravans will not normally be acceptable.

The 'mobile home' type of caravan is generally of a more substantial construction (often timber or similar external skin as opposed to sheet aluminium or other alloy), contains full room partitions, full heating (usually solid fuel linked to central heating) and contains a toilet and bath. Without the services of a crane, 'mobile homes' are not easily moved about a site - they are in effect 'permanent' structures.



ACCEPTABLE



NOT ACCEPTABLE

B. Location - Permission will only be considered in areas regarded suitable for normal residential purposes bearing in mind surrounding uses etc. Locations in close proximity to busy/noisy roads, noise generating industries, etc., because of the lower standard of noise insulation likely with caravans should be avoided.

C. Size - Small isolated developments of residential caravans will not be acceptable. A minimum of six stances will be required which may be reduced to four if located within a larger caravan park.

Conversely, over-large and visually dominant sites will not be permitted; a maximum of 25 residential stances being acceptable. When forming part of a holiday caravan site, however, the residential element should be in the minority.

D. Sub-division - The layout should provide for identifiable individual plots which each caravan resident can claim as their own private curtilage. These 'garden areas' can be landscaped to the individual taste of the occupier but a neat overall appearance of a residential area should be the end result.

E. Landscaping - Residential caravan sites will require to be well screened and will not be permitted in over-prominent locations. Landscaping proposals should form part of any submission and a garden atmosphere will be required (i.e. excessive areas of hard surfacing will not be acceptable). A prominent open site will not be made acceptable by an indication to plant a screening hedge of trees as these will take many years to mature. Such intentions might make a 'border-line' case acceptable but ideally substantial screening should exist at present or the site be well away from public view.

F. Spacing - Caravans must be situated at least three metres from any boundary or vehicular roadway and there must be at least a distance of six metres between caravans.

G. Car Parking - Car parking between caravans will not be allowed but suitable car parks must be provided throughout the development to meet a standard of

100%. No caravan shall be sited within 20 metres of a car park accommodating 10 or more vehicles. To avoid excess traffic movement through a site, it is recommended that some of the parking provision be located near the entrance. Additional parking space for visitors should also be provided, preferably near the entrance.

H. Public Utilities - All plots should have electricity and water supply and drainage provision for kitchen, shower etc.

Each caravan or plot must have its own individual sanitary provision connected to the public mains drainage system (or other arrangement by agreement with the appropriate authorities). Communal block arrangements are not acceptable in traditional housing areas and will therefore not be acceptable in residential caravan sites.

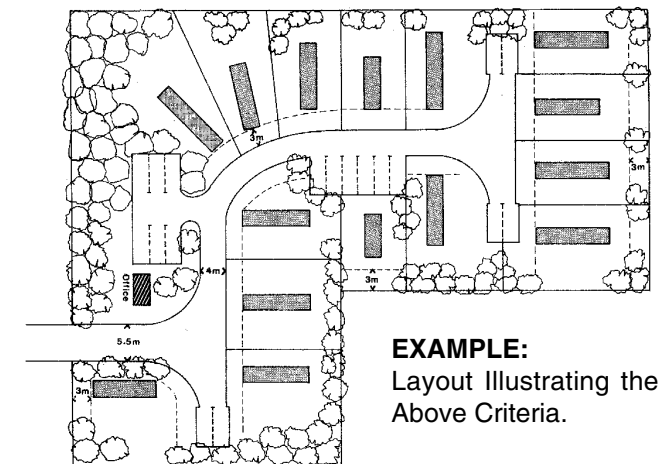
I. Refuse Collection - Each caravan should have its own refuse bin or equivalent provision and collection arrangements must be acceptable to the Director of Environmental and Consumer Protection.

J. Road Construction - Carriageways within the site should be of suitable construction and be finished in bituminous materials. They should be sufficiently wide at the entrance to permit passing (5.5m is recommended) but can narrow thereafter.

Where a cul-de-sac road arrangement is intended, it will be necessary to provide adequate turning space at the closed end.

K. Clothes Drying - Adequate drying facilities should be provided on the site.

L. Play Area - No specific provision need be made for children's play but, particularly in larger sites, consent may be conditional upon a play area being provided.



NOTE

Because of the extensive requirements being laid down by the Council for the establishment of residential caravan sites, it will be normal for a temporary consent to be issued, subject to a large number of conditions. If these conditions are then complied with during the time period specified, a permanent renewal of consent would be automatic. If the conditions have not been substantially met, the applicant, on re-applying, could receive a planning refusal.