

ANGUS COUNCIL

CIVIC LICENSING COMMITTEE – 31 MARCH 2016

LAND TO THE WEST OF CRAIGMILL LODGE, STRATHMARTINE, BY DUNDEE

REPORT BY HEAD OF REGULATORY & PROTECTIVE SERVICES

ABSTRACT

This report deals with an application to grant a caravan site licence at Craigmill Lodge, Craigmill Road, Strathmartine, DD3 0PH in order to allow the use the land for the purposes of a caravan site.

1. RECOMMENDATION(S)

1.1 It is recommended that the Committee:-:

- (i) grant a caravan site licence to Carol Anne Hosea, Craigmill Lodge, Craigmill Road, Strathmartine, DD3 0PH subject to the site's compliance with the "Model Standards" for caravan sites,
- (ii) agree that the maximum number of caravans to be stationed on site at any one time be 6, and,
- (iii) agree that the operating period be all year round.

2. ALIGNMENT TO THE ANGUS COMMUNITY PLAN/SINGLE OUTCOME AGREEMENT/COPORATE PLAN

2.1 This report contributes to the following local outcome(s) contained within the Angus Community Plan and Single Outcome Agreement 2013-2016:

- Our communities are safe, secure and vibrant.

3. BACKGROUND

3.1 Application has been made to Angus Council by Carol Ann Hosea, Craigmill Lodge, Craigmill Road, Strathmartine, DD3 0PH to site 6 holiday static caravans on land to the west of Craigmill Lodge, Strathmartine, by Dundee.

3.2 Confirmation has been received from the Planning Division that relevant planning permission was granted in 1 April 2015 for a maximum of 6 static caravans for holiday accommodation. Planning conditions state that no person shall occupy any caravan as permanent residential accommodation or as a permanent or principal residence and that no caravan granted planning permission shall be occupied by the same individual or group of individuals for a period exceeding a total of 12 weeks in any 26 week period. The operator of the site is also required to maintain a register of guests (including the name, address, dates of arrival and departure) of those staying at the site. On request, this guest register shall be made available to the Council as planning authority for inspection.

4. DETERMINATION OF LICENCE

4.1 The Scottish Fire and Rescue Service has been consulted and a fire risk assessment has been commissioned by the site owner.

- 4.2 The site has been inspected by Environmental Health staff and no safety or sanitation issues have been identified. Regard has been had to the “Model Standards” for caravan sites in drafting the site licence conditions.
- 4.3 On the basis that the site meets the requirements of “Model Standards” in compliance with The Caravan Sites and Control of Development Act, 1960 and that the necessary planning consents are in place, this application to amend the licence should be granted.

5. FINANCIAL IMPLICATIONS

- 5.1 There are no financial implications arising as a result of this report.

6. OTHER IMPLICATIONS

- 6.1 There are no human rights or equalities implications attached to this report.

NOTE: No background papers, as detailed by Section 50D of the Local Government (Scotland) Act 1973 (other than any containing confidential or exempt information) were relied on to a material extent in preparing the above report.

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