

**ANGUS COUNCIL**

**CIVIC LICENSING COMMITTEE – 17 SEPTEMBER 2015**

**CORBIE KNOWE, LUNAN BAY, INVERKEILOR**

**REPORT BY STRATEGIC DIRECTOR - COMMUNITIES**

**ABSTRACT**

**This report deals with an application to grant a caravan site licence at Corbie Knowe, Lunan Bay, Inverkeilor, DD8 5SW in order to allow the use of the site for the purposes of a caravan site.**

**1. RECOMMENDATION(S)**

1.1 It is recommended that the Committee:-

- (i) grants a caravan site licence to Robina Hunter 54, Shiel Avenue, East Kilbride, G74 4AR 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 15, and,
- (iii) agree that the operating period be 1<sup>st</sup> January – 31<sup>st</sup> December.

**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 Angus Council recently received an application for a caravan site licence in terms of the Caravan Sites and Control of Development Act 1960 from Robina Hunter 54, Shiel Avenue, East Kilbride, G74 4AR. The site is located at Corbie Knowe, Lunan Bay, Inverkeilor. Confirmation has been received from the Planning Division that a relevant certificate of lawfulness of existing use or development has been issued for the occupation of 5 number holiday huts and the siting of 15 number caravans for leisure, recreation and holiday use. The certificate was issued on 23 May 2013 and no further planning permission is required to site the static caravans.

3.2 The land to which this application relates has been used to site holiday caravans for over fifty years. The council has been aware that caravans were in place however, it would seem that a decision was made some years ago not to pursue the provision of a site licence due to the remote nature of the site and difficulties with infrastructure.

**4. DETERMINATION OF LICENCE**

4.1 Following a review of enforcement activities relating to caravan site licensing it was felt necessary to ensure that the provision of facilities at the site are suitably controlled within the licensing regime, taking into account the unique location and history of the site.

- 4.2 The Scottish Fire and Rescue Service has been consulted and a fire risk assessment has been commissioned by the site owner.
- 4.3 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. The site licence conditions allow for the drinking water supply to be via the provision of bottled water and for water for other purposes to be provided via rainwater collection. This is outwith the recommendation of the model conditions and is necessary due to the difficulties in providing a mains supply or a satisfactory private water supply to the existing site.

## **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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**20/07/2015**