

# ANGUS COUNCIL

MINUTE of MEETING of the **SPECIAL CIVIC LICENSING COMMITTEE** held in the Town and County Hall, Forfar on Thursday 16 May 2019 at 2pm.

**Present:** Councillors CRAIG FOTHERINGHAM, RICHARD MOORE, BRIAN BOYD, COLIN BROWN, BRENDA DURNO, ALEX KING, DAVID LUMGAIR AND GAVIN NICOL.

Councillor FOTHERINGHAM, Convener, in the Chair.

## 1. APOLOGIES

Apologies for absence were intimated on behalf of Councillors David Fairweather and Beth Whiteside.

## 2. DECLARATIONS OF INTEREST

The Committee agreed to note that no declarations of interest were made.

## 3. EXCLUSION OF PUBLIC AND PRESS

The Committee resolved, in terms of Standing Order 27(2) that the public and press be excluded from the meeting during consideration of the following item, so as to avoid the possible disclosure of information which was exempt in terms of Part 1 of Schedule 7A to the Local Government (Scotland) Act 1973, paragraphs 3 and 6.

## 4. EAST SEATON CARAVAN SITE

There was submitted Report No 164/19 by the Director of Legal and Democratic Services regarding an application received for a residential caravan site licence from Crown Parks Limited in respect of Seaton Estate Holiday and Residential Village, Seaton Road, Arbroath under the Caravan Sites and Control of Development Act 1960 which required to be determined by the Committee. A site plan of the Park was shown in Appendix 1 to the Report.

Mr Welch, the applicant was present and addressed the Committee.

The Committee considered the response from the Development Standards Service as detailed in Appendix 2 to the report and Mr Hunter, Development Standards Manager addressed the Committee.

The Committee then considered the response from the Environmental and Consumer Protection Service as detailed in Appendix 3 to the report. Mr Easson, Service Leader – Environmental and Consumer Protection addressed the Committee during which he advised them that following a site visit on 30 April 2019, it had been noted that the site had been gradually upgraded by the current operator however, some non-compliance with the new model standards had been identified. Mr Easson advised that following discussions with the operators it had been agreed that a reasonable transition period of 10 years be allowed for the completion of the works. Mr Welch advised the Committee that the works required to ensure compliance with the new model standards would be completed within 5 years.

The Committee also considered the response from the Building Standards Service as detailed in Appendix 4 to the report. Mrs Thom, Buildings Standards Manager addressed the Committee during which she updated them on works undertaken.

The applicant was given the opportunity to sum up.

The Committee agreed to grant the application subject to the Model Standards for Residential Mobile Home Site Licences produced by the Scottish Government and the following additional conditions:-

- (i) Residential occupation is not permitted on that area of the caravan site shown outlined in red on drawing number 4981/C/02 prepared by Montgomery Forgan Associates and which accompanied and formed part of planning application 17/00312/FULL submitted and approved by Angus Council subject to conditions.

- (ii) The licence holder shall ensure, within a period of five years from the date of grant of the licence, that:-
  - (a) The minimum distance between any two caravans must not be less than 6 metres;
  - (b) Two way roads shall not be less than 3.7 metres wide except where passing places are provided; and
  - (c) One way roads must not be less than 3.0 metres wide. One-way road systems must be clearly signposted.
- (iii) During the period of five years from the date of grant of the licence, no replacement caravan or other structure shall be positioned anywhere on the site in such a manner as to prevent compliance with conditions (ii) (a) to (c) above.