

ANGUS COUNCIL

CIVIC LICENSING COMMITTEE – 6 APRIL 2017

NORTH MAINS OF DUN, MONTROSE

REPORT BY THE HEAD OF REGULATORY & PROTECTIVE SERVICES

ABSTRACT

This report deals with an application to amend the temporary workers' caravan site licence at North Mains of Dun, Montrose in order to increase the number of caravans and extend the permitted operating period of the site.

1. RECOMMENDATION(S)

1.1 It is recommended that the Committee agree:

- (i) that the temporary workers' caravan site licence be amended in order to allow a maximum number of 6 caravans on site; and
- (ii) that the site operating period be changed to 1 February – 30 November annually.

2. ALIGNMENT TO THE ANGUS COMMUNITY PLAN/SINGLE OUTCOME AGREEMENT/CORPORATE 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 Mr David Warden on behalf of D & J Warden (Farming) LLP, North Mains of Dun, Montrose, DD10 9LW for an amendment to the existing temporary workers' caravan site licence for North Mains of Dun Farm. The amendment would increase the maximum number of caravans that can be accommodated on site from 4 to 6 and see the operating period change to 1 February to 30 November (currently 1 May to 16 November).

3.2 The site operates with the benefit of appropriate planning permission and it is confirmed that the above amendments would not result in any breach of the current planning consent.

3.3 A recent site inspection confirmed that the site complies with licence conditions and meets the "Model Standards" under the Caravan Site and Control of Development Act, 1960.

3.4 It is noted that a building warrant and completion certificate for extra drainage is still required to accommodate the 2 extra caravans. The site licence requires that adequate drainage is provided to all caravans by virtue of conditions five and six and therefore the drainage system serving the additional caravans to which this application relates will be required to meet the appropriate standards. Further control over the drainage is provided due to the requirement that a Building Warrant Application specifically for drainage works should be submitted and a Completion Certificate issued prior to the occupation of the caravans. It should be noted however; as Planning Permission has been granted for these caravans there is no legitimate reason for a caravan site licence to be refused.

4. DETERMINATION OF LICENCE

- 4.1 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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