

Boston Borough Council



Caravan Site Licence Conditions

Single Van

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A. SITE BOUNDARIES

The site layout shall be as shown on the approved site plan attached to the site licence application. No change to the layout shall take place without prior approval by the Council following the submission of an amended site plan.

The caravan shall only be positioned as shown on the approved plan and shall be no nearer than 6 metres to any other building, except with the express permission of the Council.

The boundaries of the site shall be clearly marked by hedges or fences.

Unless otherwise agreed in advance and approved in writing by the Council, a 3 metre wide area shall be kept clear within the inside of all boundaries.

B. TYPE OF CARAVAN

After the commencement date of these licence conditions, the caravan, whether newly introduced to the site or as a replacement for an existing caravan, shall be constructed in accordance with the Specification for Mobile Homes BS 3632 : 1981 (or as subsequently revised).

C. CONDITION OF CARAVAN

The caravan shall at all times be maintained in a state of proper repair and be weatherproof.

The caravan shall not be used to accommodate a greater number of persons than the number for whom it is designed.

No vehicle or structure (including tents) shall be stationed on the site and used in conjunction with the caravan to provide supplementary accommodation.

D. ROADS, VEHICLE GATEWAYS, and FOOTPATHS

There shall be a road of suitable materials to within 50 metres of the caravan designed to provide adequate access for emergency vehicles. Between the road and the caravan there shall be a hard surfaced footpath not less than 0.75m wide when new or replaced (or 0.6 metres for existing).

No overhead cables less than 4.5 metres above the ground shall cross the road.

E. HARD STANDINGS

The caravan shall stand on a hard standing, constructed of suitable materials, which shall extend over the whole area occupied by the caravan and shall project at least 1 metre from the entrance(s), unless the Council has agreed in advance to vary or dispense with this condition.

F. WATER SUPPLY

There shall be an adequate, constant and wholesome supply of water in accordance with relevant local Water Bylaws and statutory quality standards, piped to the inside of the caravan. The supply shall be maintained at an adequate flow rate and pressure even when the system is placed under maximum demand.

G. STORAGE SPACE

At least 2.75 square metres of covered storage space shall be provided if the caravan is residential. The structure shall be separate from the caravan, capable of being locked and, if sited less than 3 metres from the caravan, shall be non-combustible (including a non-combustible roof).

H. REFUSE DISPOSAL

Every caravan shall have suitable refuse bins* which may be issued by the Council. The refuse bins shall be presented, in the appropriate location, for emptying on collection days specified by the Council.

*Boston Borough Council operates a twin bin collection scheme with each bin being collected on alternate weeks. One bin (blue) is for recyclable waste only whilst the other bin (green) is for other domestic refuse. Full details of bin entitlement, collection days and acceptable waste materials can be obtained from Boston Borough Councils Contract Services Section by telephoning Boston 366007.

I. ELECTRICAL INSTALLATIONS

Where the caravan is let to a tenant, the electrical supply shall be inspected every three years by a competent person as required by BS 7671:1992. Electricians engaged in the inspection, testing and maintenance of electrical installations, and in the provision of Periodic Inspection and Test Reports shall be Approved Contractors of the National Inspection Council for Electrical Installation Contracting (NICEIC).

If an installation does not comply with Regulations applicable at the time it was first installed, it shall be rectified. Any major alterations and extensions to an installation shall comply with BS 7671:1992. All electrical installations shall be maintained to prevent danger as far as is practicable.

J. DRAINAGE SANITATION AND WASHING FACILITIES

The caravan shall have a water closet, sink, bath or shower and washbasin together with hot and cold water. It must be connected either to a public sewer, private sewer, septic tank or cesspool approved by the Council.

If the caravan is for holiday use only, this requirement may be varied with the agreement of the Council.

Septic tanks and cesspools must be emptied as often as necessary to prevent the contents overflowing.

K. FIRE PRECAUTIONS

A fire extinguisher compliant with BS EN 3 shall be provided either inside or adjacent to the caravan. The type and capacity of the fire extinguisher shall be either 6 litre AFFF (Aqueous Film Forming Foam) or 2kg Dry Powder.

The fire extinguisher shall be serviced annually by a competent person.

Fire hazards – long grass and vegetation shall be cut at regular intervals to prevent it becoming a fire hazard to the caravan. Any cuttings shall be removed from the vicinity of the caravan.

The space beneath and between caravans shall not be used for the storage of combustible materials.

L. GAS INSTALLATIONS AND EQUIPMENT

If the caravan is let to a tenant all Gas Installations and Equipment must comply with the Gas Safety (Installation and Use) Regulations 1998 and applicable parts of the following (or successor guidance);

- For LPG supplied from tanks:*
LP Gas Association Code of Practice 1: Part 1; Design, Installation and Operation of Vessels Located Above Ground - And - Part 4; Buried/Mounded LPG Storage Vessels.
- For LPG supplied from cylinders:*
LP Gas Association Code of Practice 7:1999 'Storage of Full and Empty LPG Cylinders and Cartridges.
- For installations in caravans:*
British Standard 5482: Code of Practice for domestic butane and propane Gas burning installations: Part 2:1977: installations in Caravans and Non-permanent Dwellings.

4. A copy of all current safety check certificates required by gas safety legislation in respect of appliances provided for the use of the caravan occupiers, shall be kept available for inspection by authorised officers of the Local Authority.
5. Unless otherwise approved by the Local Authority, every gas appliance provided for the use of the caravan occupiers, shall be fitted with an effective flame failure device.

M. PARKING

Any parking shall be safely located and must not obstruct access by emergency vehicles to the caravan.

Parked vehicles must not obstruct the door(s) to the caravan.

N. GENERAL

All buildings and other structures on the site and the site itself shall be maintained in good repair, in good order and in a clean, safe, sanitary and tidy condition.

The site owner shall adhere to any planning conditions relating to the caravan site.

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