

Mr I Jones	Contact:	Ms Emily Jones	
Clerk to Ferndown Town Council	Extension:		
King George V Pavilion		Date:	30 September 2014
Peter Grant Way		Our Ref:	EJONES/3/14/0761/CLU
Ferndown		Your Ref:	
Dorset			
BH23 9EN			
Dear Sir/Madam,			

APPLICATION NUMBER: 3/14/0761/CLU

LOCATION: Park Office, Lone Pine Park, Ferndown

PROPOSAL: The Siting of Additional Caravans on the Site

I refer to the above Certificates of Lawfulness (Existing) Application which was registered by the Local Planning Authority on 12 September 2014.

I would be grateful for the receipt of any comments you might wish to make on the above application which lies within your Parish. The Local Planning Authority have only a limited period of time to consider the application. Any comments should be made by the 14 October 2014,

Yours faithfully

HEAD OF GROWTH AND ECONOMY

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HEAD OF GROWTH AND ECONOMY

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

**TOWN AND COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND)
ORDER 2010**

**GRANT OF
CERTIFICATE OF LAWFUL USE OR DEVELOPMENT
EXISTING**

To:	Premier Park Homes Ltd C/O Miss Amy Cater Broadwalk House Southernhay West Exeter Devon EX1 1VA
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Reference: **3/14/0761/CLU**

Date Received: 9 August 2014

The **EAST DORSET DISTRICT COUNCIL** hereby certify that on the 9 August 2014 the use/development described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto, and edged in Red on the plan attached to this Certificate, was lawful within the meaning of Section 191 of the Town and Country Planning Act 1990 (as amended) for the following reasons:

The Applicant has provided the Council with sufficient evidence to establish that the land described in the Second Schedule has been used for a purpose and/or is the subject of the development as described in the First Schedule and is thereby now lawful.

Signed

Decision Date: 7 November 2014

Chief Executive

FIRST SCHEDULE

In considering this application the Council have determined that the following Development/Use is that proven by the evidence submitted and/or otherwise available. The applicant should note that this may be different from the development/use as submitted on the application form:

1 The Council is satisfied that on the balance of the submitted and otherwise available evidence, and on the balance of probability, that the land known as Lone Pine Park has been used as a residential caravan site continuously for more than

10 years and benefits from deemed consent without condition or limitation.

SECOND SCHEDULE

Lone Pine Park Ferndown Dorset BH22 8NN

POLICY CONSIDERATIONS AND REASONS

In reaching this decision no account has been taken of any National, Regional or Local, Policies or Development Documents. The grant of this Certificate is based on there being sufficient evidence, on the balance of probabilities, to show that claimed use or development described in First Schedule hereto has existed for a period in excess of Four or Ten years, as prescribed by the legislation, back from the date of the application

NOTES TO APPLICANT

1. This Certificate is issued solely for the purpose of Section 191 of the Town and Country Planning Act 1990 (as amended)
2. The Certificate certifies that the Use specified in the First Schedule hereto was taking place on the land described in the Second Schedule hereto was lawful on the date specified and thus was not liable to enforcement action under Section 172 of the 1999 Act (as amended).
3. This Certificate applies only to the extent of the Use described in the First Schedule hereto and to the land specified in the Second Schedule hereto and identified on the attached plan. Any Use which is materially different from that described or which relates to other land may render the owner and/or occupier liable to enforcement action
4. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse or to have amended the description of the Use or the development claimed, then they may appeal to the First Secretary of State (Department of Communities and Local Government) under Section 195 of the Town and Country Planning Act 1990.

There is no time limit for such an appeal to be lodged. If you wish to appeal then you do so by either: -

using a form which is available from the Planning Inspectorate, Room 301 Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.,

or

On line through the Appeals area of the Planning Portal – see www.planningportal.gov.uk/pcs.

The Inspectorate will publish details of your appeal on the internet (on the Appeals area of the Planning Portal). This may include a copy of the original Certificate of Lawfulness application form and relevant supporting documents supplied to the local planning authority by you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate.

Please ensure that you only provide information, including personal information belonging to you that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the

Planning Portal.

SITE LOCATION PLAN
AREA 25 HA
SCALE 1:2500 on A4
CENTRE COORDINATES: 408559. 99310



PLANNING DEPT

05 AUG 2014

PASSED TO



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NOTICE OF A CERTIFICATE OF LAWFUL USE APPLICATION

NOTICE OF APPLICATION TO THE COUNCIL FOR A CERTIFICATE OF LAWFUL USE IN RESPECT OF AN EXISTING 'DEVELOPMENT' OR 'USE'

Application Number: **3/14/0761/CLU**

Site Address:

Park Office, Lone Pine Park, Ferndown, Dorset

I give notice that **Premier Park Homes Ltd** is applying to East Dorset District Council for a Certificate of Lawful Use in respect of the above site in relation to the 'use' or 'development' described as:

The Siting of Additional Caravans on the Site

This is not a planning application. Your personal view as to whether the 'use' or 'development' described above should be allowed is not a valid consideration in this process.

In accordance with Planning Law, Development can become lawful through time. In most cases a 'use' of land becomes lawful after 10 (ten) years; and 'development', e.g. a building or an extension to a building becomes lawful after 4 (four) years.

A determination for a Certificate of Lawful Use is based wholly on the evidence that is available either in support of, or against, the 'use' or 'development' described above, and if it has existed continuously for the relevant period of time.

If you have personal knowledge, which can be presented as your evidence, that the claimed 'use' or 'development' has, or has not, existed continuously for the relevant period of time then in the first instance you should contact the case officer **Ms Emily Jones** at the Council Offices, Furzehill, Wimborne, Dorset by the **6 November 2014**. The case officer will be able explain the Certificate of Lawfulness process to you and advise you on how to present your evidence. The Council cannot assist you with the writing of a letter or a statement and if you require assistance in this area you should take advice from a Solicitor or other relevant professional. In the case of a Certificate of Lawfulness application the file does not become public until after the determination has been made. The brief detail of what the applicant is seeking by way of a Certificate of Lawfulness is stated above. If you need this description to be clarified you should contact the case officer **Ms Emily Jones** before the **6 November 2014**. Please quote the above application number in any correspondence.

Please note that any written representation, including, any statement, that you sent to, or provide the Council with, will, in accordance with the Freedom of Information Act 2000, be available for inspection by the applicant and the public once the application has been determined; this is the case even if you mark your correspondence 'Private & Confidential'. In addition any statement that you provide may be referred to in any subsequent planning appeal and you may be asked to attend the appeal to give your evidence in person.

DEVELOPMENT MANAGEMENT MANAGER

NOTICE OF A CERTIFICATE OF LAWFUL USE APPLICATION

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IN RESPECT OF AN EXISTING 'DEVELOPMENT' OR 'USE'

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Park Office, Lone Pine Park, Ferndown, Dorset

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DEVELOPMENT MANAGEMENT MANAGER

Nº 1276 (Revised March 2003)

CARAVAN SITES AND CONTROL OF DEVELOPMENT ACT 1960,
section. 3

SITE LICENCE

To⁽¹⁾: **Premier Park Homes Limited**
Lone Pine Park, Lone Pine Drive, Ferndown, Dorset BH22 8NN

On the 2nd April 2014, you applied to **East Dorset District Council** for a site licence in respect of land situated at Lone Pine Park, Lone Pine Drive, Ferndown, Dorset BH22 8NN

You are entitled to the benefit of permission (Ref. No. 3/14/0761/CLU) for the use of the land as a caravan site granted under Town and Country Planning Act 1990 and the Town and Country Planning (Development Management Procedure) (England) Order 2010, otherwise than by a development order.

The Council HEREBY GRANT a site licence in respect of the land, pursuant to section 3 of the Caravan Sites and Control of Development Act 1960, subject to the following conditions:

- a) Compliance with the conditions on the attached schedule.

Dated:

4/6/15

Signed

Head of Housing and Health
(The officer appointed for this purpose)

NOTES

- (1) Name and address of applicant, occupier of the land.
(2) Full description of the land to which the licence relates.
(3) Insert title of proper officer

IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES PRINTED ON THE BACK OF THIS FORM

These are the notes referred to on the following official copy

The electronic official copy of the title plan follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from Land Registry.

This official copy is issued on 27 February 2015 shows the state of this title plan on 27 February 2015 at 11:26:12. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

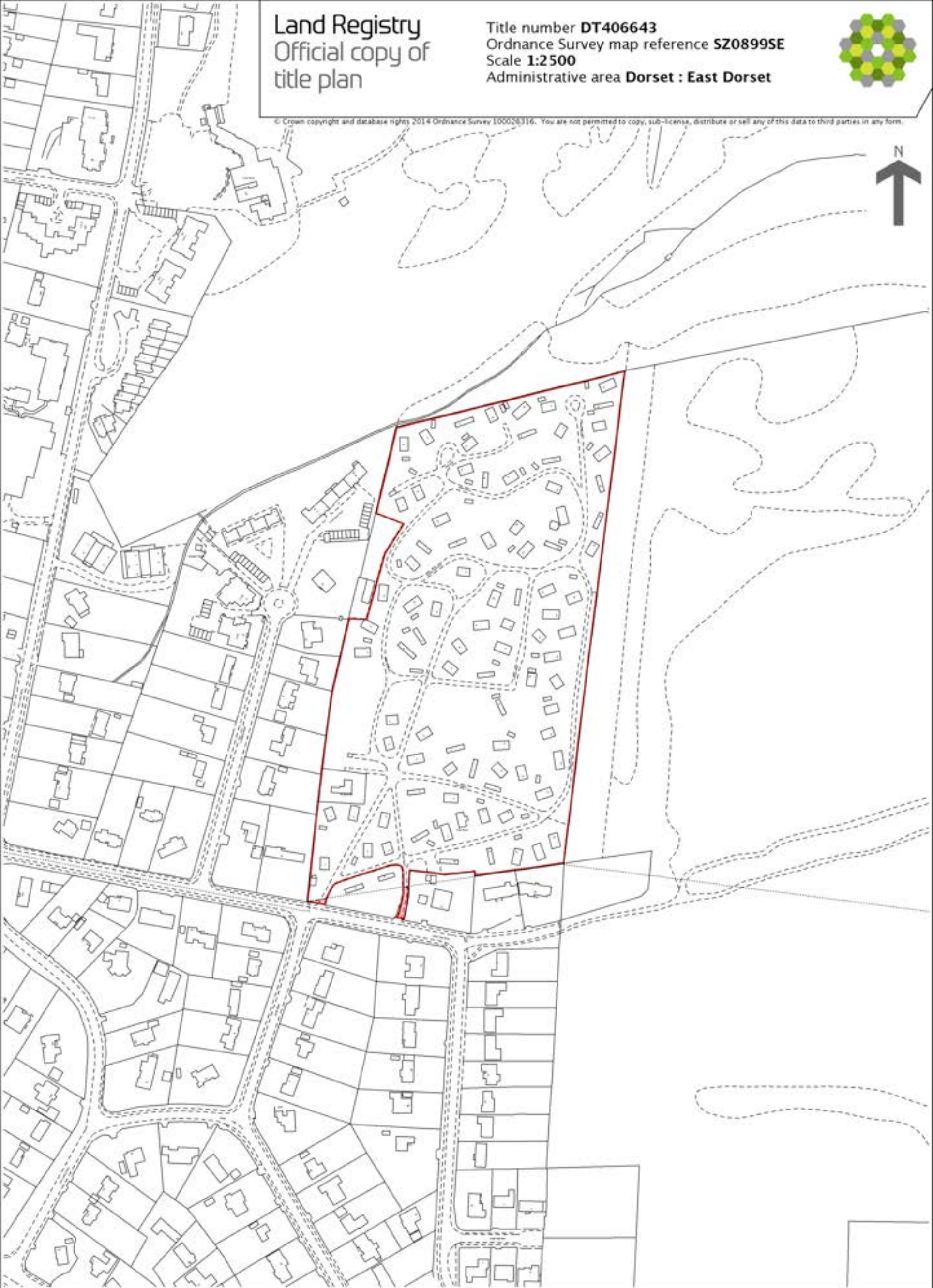
This title is dealt with by the Land Registry, Weymouth Office .

Land Registry
Official copy of
title plan

Title number **DT406643**
Ordnance Survey map reference **SZ0899SE**
Scale **1:2500**
Administrative area **Dorset : East Dorset**



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Planning application: 3/14/0761/CLU

Viewing a Planning application.

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Main Details		Location	View Documents	Consultees	Appeals	History
Application No	3/14/0761/CLU			Type	Certificate of Lawful Use Existing	
Case Officer	Emily Elgie			Committee / Delegated	Delegated	
Status	Application Approved			Committee Date		
Proposal						
The Siting of Additional Caravans on the Site						
Valid Date	12/09/2014			Neighbour Expiry		
Decision	Granted			Issue Date	07/11/2014	
Authority						

Comments have closed on this application (since 0

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

**TOWN AND COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND)
ORDER 2010**

**GRANT OF
CERTIFICATE OF LAWFUL USE OR DEVELOPMENT
EXISTING**

To:	Premier Park Homes Ltd C/O Miss Amy Cater Broadwalk House Southernhay West Exeter Devon EX1 1VA
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Reference: **3/14/0761/CLU**

Date Received: 9 August 2014

The **EAST DORSET DISTRICT COUNCIL** hereby certify that on the 9 August 2014 the use/development described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto, and edged in Red on the plan attached to this Certificate, was lawful within the meaning of Section 191 of the Town and Country Planning Act 1990 (as amended) for the following reasons:

The Applicant has provided the Council with sufficient evidence to establish that the land described in the Second Schedule has been used for a purpose and/or is the subject of the development as described in the First Schedule and is thereby now lawful.

Signed

Decision Date: 7 November 2014

Chief Executive

FIRST SCHEDULE

In considering this application the Council have determined that the following Development/Use is that proven by the evidence submitted and/or otherwise available. The applicant should note that this may be different from the development/use as submitted on the application form:

1 The Council is satisfied that on the balance of the submitted and otherwise available evidence, and on the balance of probability, that the land known as Lone Pine Park has been used as a residential caravan site continuously for more than

10 years and benefits from deemed consent without condition or limitation.

SECOND SCHEDULE

Lone Pine Park Ferndown Dorset BH22 8NN

POLICY CONSIDERATIONS AND REASONS

In reaching this decision no account has been taken of any National, Regional or Local, Policies or Development Documents. The grant of this Certificate is based on there being sufficient evidence, on the balance of probabilities, to show that claimed use or development described in First Schedule hereto has existed for a period in excess of Four or Ten years, as prescribed by the legislation, back from the date of the application

NOTES TO APPLICANT

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Planning Portal.

appropriate, particular attention shall be drawn to the danger of masts of yachts or dinghies contacting the line.

8.0 Water Supply

- 8.1 All parks shall be provided with a water supply in accordance with appropriate Water Byelaws and statutory quality standards.

9.0 Drainage, Sanitation and Washing Facilities

- 9.1 Satisfactory provision shall be made for foul drainage, either by connection to a public sewer or sewage treatment works or by discharge to a properly constructed septic tank or cesspool approved by the local authority.
- 9.2 Each caravan shall have its own water supply and water closet. Each caravan standing shall be provided with a connection to the foul drainage system; the connection shall be capable of being made airtight when not in use.
- 9.3 Every site and every hard standing shall be provided with an adequate drainage system for the complete and hygienic disposal of rain and surface water from the site, buildings, caravans, roads and footpaths.

10.0 Refuse Disposal

- 10.1 Every caravan standing shall have an adequate number of suitable approved refuse bins with close-fitting lids or plastic bags. Arrangements shall be made for the bins to be emptied regularly. Where communal refuse bins are also provided these shall be of similar construction and housed within a properly constructed bin store.

11.0 Parking

- 11.1 Suitably surfaced car parking shall be provided at a rate of one car space for every caravan standing. Only one car may be parked within 6 metres of an adjoining caravan. It must be parked near to its associated caravan, provided the door to the caravan is not obstructed.
- 11.2 Suitably surfaced car parking spaces shall be provided where necessary to meet the additional requirements of the occupants and their visitors. A minimum provision of one additional space for each three caravans is suggested.

- 11.3 Plastic or wooden boats shall not be parked between adjoining caravans.

12.0 Recreation Space

- 12.1 Where children stay on the site, space equivalent to about one-tenth of the total area shall be allocated for childrens' games and/or other recreational purposes.

**EAST DORSET DISTRICT COUNCIL
CARAVAN SITES AND CONTROL OF DEVELOPMENT ACT 1960
SECTION 5
MODEL STANDARDS 1989: PERMANENT RESIDENTIAL MOBILE HOMES SITES**

Schedule of Conditions attached to Licence N°. 1276

Issued to: Premier Park Homes Limited

In respect of: Lone Pine Park, Lone Pine Drive, Ferndown, Dorset BH22 8NN

On: 4th June 2015

1.0 Site Layout

- 1.1 The licensee shall, on application by the licensing authority submit for approval two copies of a scale plan of the site, showing the division of the site into numbered plots, and the positions of the facilities and equipment required by these conditions.
- 1.2 Each standing shall be conspicuously marked in accordance with the approved plan.
- 1.3 The boundaries of the site shall be clearly marked, for example by fences or hedges.
- 1.4 Caravans shall not be sited within 3 metres of the boundary of the site.
- 1.5 Particular consideration shall be given to the access needs by the disabled, to the amenities provided.

2.0 Density and Spacing Between Caravans

- 2.1 The density shall be consistent with safety standards and health and safety requirements. The gross density should not exceed 50 caravans per hectare calculated on the basis of the useable area (i.e. excluding lakes, roads, communal services and other areas unsuitable for the siting of a caravan) rather than the total site area, or the gross density should not exceed the maximum number permitted by a current planning consent, whichever is the lesser.
- 2.2 Subject to the following the distance between a caravan and any other caravan, which is occupied separately, shall be 6 metres. The distance between a caravan and a road shall be 2 metres. Where, as at 11 July 2002, caravans already are sited so the distance between them is less than 6 metres, the situation shall be allowed to continue until such time as one of the caravans is removed. Thereafter, a replacement caravan shall not be sited unless it complies with the minimum distance required by this condition, and it complies with all other conditions of this licence

3.0 Roads, Gateways and Footpaths

- 3.1 Roads and footpaths shall be designed to provide adequate access for fire appliances. (Detailed guidance on turning circles etc is available from fire authorities).
- 3.2 Roads of suitable material shall be provided so that no caravan standing is more than 50 metres from a road.
- 3.3 Where the approach to the caravan is across ground that may become difficult or dangerous to negotiate in wet weather, each standing shall be connected to a carriageway by a footpath with a hard surface.
- 3.4 Roads shall not be less than 3.7 metres wide, or, if they form part of a clearly marked one-way traffic system, 2.75 metres wide.
- 3.5 Site entrance gateways shall be a minimum of 3.1 metres wide and have a minimum height clearance of 3.7 metres.
- 3.6 Footpaths shall not be less than 0.75 metres wide.
- 3.7 Emergency vehicle routes within the site should be kept clear of obstruction at all times.
- 3.8 The site shall be adequately lighted during the hours of darkness by means of static lights.

4.0 Hard Standings

- 4.1 Every caravan shall stand on a hard standing made of concrete or of other such construction, as may be approved by the local authority, which shall extend over the whole area occupied by the caravan placed upon it, and shall project a sufficient distance outwards from its entrance or entrances to enable occupants to enter and leave safely.

5.0 Fire Fighting Appliances

5.1 Fire Points.

- 5.1.1 These shall be established so that no caravan or site building is more than 30 metres from a fire point. They shall be housed in a weatherproof structure, easily accessible and clearly and conspicuously marked "FIRE POINT".

5.2 Fire Fighting Equipment

- 5.2.1 Where water standpipes are provided and there is a water supply of sufficient pressure and flow to project a jet of water approximately 5 metres from the nozzle; such water standpipes shall be situated at each fire point. A reel shall be supplied that complies with British Standard 5306 Part 1, with a hose at least 30 metres long, having a screw thread connection to a water standpipe with a water supply of sufficient pressure and terminating in a small hand control nozzle. Hoses shall be housed in a box painted red and marked "HOSE REEL".
- 5.2.2 Where standpipes are not provided but there is a water supply of sufficient pressure and flow, fire hydrants shall be installed within 100 metres of every caravan standing. Hydrants shall conform to British Standard 750. Access to hydrants and other water supplies shall not be obstructed or obscured.
- 5.2.3 Where standpipes are not provided or the water pressure or flow is not sufficient, each fire point shall be provided with either water extinguishers (2 x 9 litre) or a water tank of at least 500 litres capacity fitted with a hinged cover, 2 buckets and 1 hand pump or bucket pump.

5.3 Fire Warning

- 5.3.1 A means of raising the alarm in the event of a fire shall be provided at each fire point. This could be by means of a manually operated sounder, e.g. metal triangle with a striker, gong or hand operated siren. The advice of the fire authority should be sought on an appropriate system.

5.4 Maintenance

- 5.4.1 All alarm and fire fighting equipment shall be installed, tested and maintained in working order by a competent person and be available for inspection by, or on behalf of, the licensing authority. A logbook shall be kept to record all tests and any remedial action.
- 5.4.2 All equipment susceptible to damage by frost shall be suitably protected.

5.5 Fire Notices

- 5.5.1 A clearly written and conspicuous notice shall be provided and maintained at each fire point to indicate the action to be taken in case of fire and the location of the nearest telephone. This notice shall include the following:
- "On discovering a fire
- i) Ensure the caravan, tent or building involved is evacuated
 - ii) Raise the alarm
 - iii) Call the fire brigade (the nearest telephone is sited)

- iv) Attack the fire using the fire fighting equipment provided, if safe to do so.

It is in the interest of all occupiers of this site to be familiar with the above routine and the method of operating the fire alarm and fire fighting equipment"

5.6 Fire Hazards

- 5.6.1 Long grass and vegetation shall be cut at frequent and regular intervals where necessary to prevent it becoming a fire hazard to caravans, buildings or other installations on the site.
- 5.6.2 Any such cuttings shall be removed from the vicinity of caravans or tents.
- 5.6.3 The space between caravans shall not be used for the storage of combustible materials.
- 5.6.4 The storage of combustible articles beneath caravans is prohibited.

5.7 Telephones

- 5.7.1 An immediately accessible telephone shall be available on the site for calling the emergency services, i.e. Fire, Police and Ambulance. A notice by the telephone shall include the address of the site.

6.0 Storage of Liquefied Petroleum Gas (LPG)

- 6.1 LPG storage supplied from tanks and/or cylinders, shall comply with the Liquid Petroleum Gas Association's (LPGA) current Codes of Practice for the bulk storage at fixed installations, or the keeping of LPG cylinders and similar containers, as appropriate.
- 6.2 Where there are metered supplies from a common LPG storage tank, then the installation shall comply with the LPGA's current Code of Practice for the storage and use of LPG at metered estates. In this case, and where a mains gas supply is available, the installation shall comply with current Gas Safety (Installation and Use) Regulations and the relevant Pipelines Act, if applicable.
- 6.3 Gas bottles within 6 metres of an adjoining caravan shall be contained within a properly fire resistant, ventilated and non-combustible housing.
- 6.4 LPG installations shall conform to the current British Standard Code of Practice for domestic butane and propane gas burning installations.
- 6.5 For mains gas supply, the current Gas Safety (Installation and Use) Regulations will be relevant for the installation downstream of any service pipe(s) supplying for

primary metre(s) and such service pipes are subject to the current Gas Safety Regulations.

Notes: In cases where the site owner supplies gas to caravans on the site, he may need an authorisation to do so from OFGAS.
Copies of the relevant LPGA Code of Practice can be obtained from the LPGA.

7.0 Electrical Installations

- 7.1 Sites shall be provided with an electricity supply sufficient in all respects to meet all reasonable demands of the caravans situated on them.
- 7.2 Any electrical installations, which are not Electricity Board works and circuits subject to regulations made by the Secretary of State under section 16 of the Energy Act 1983 and section 64 of the Electricity Act 1947, shall be installed, tested and maintained in accordance with the provisions of the Institution of Electrical Engineers' (IEE) Regulations for Electrical Installations for the time being in force, and where appropriate, to the standard which would be acceptable for the purposes of the Electricity Supply Regulations.
- 7.3 Work on electrical installations and appliances shall be carried out only by competent persons such as the manufacturer's appointed agent, the electricity supplier, a professionally qualified electrical engineer, a member of the Electrical Contractors' Association, a contractor approved by the National Inspection Council for Electrical Installation Contracting, or a qualified person acting on behalf of one of the above. The installations shall be inspected periodically, in accordance with the requirements of current British Standards and IEE Wiring Regulations, every year or such longer period (not exceeding 3 years) as is considered appropriate in each case. When an installation is inspected, it shall be judged against the current regulations.
- 7.4 The inspector shall, within 1 month of such an inspection, issue an inspection certificate in the form prescribed in the IEE Wiring Regulations, which should be retained by the site operator and displayed, supplemented or replaced, by subsequent certificates, with the site licence. The site operator or licence holder shall meet the cost of the inspection and report. The site operator shall forward a copy of the inspection certificate to the licensing council within 1 month of its issue.
- 7.5 If an inspection reveals that an installation no longer complies with the regulations extant at the time it was first installed, any deficiencies should be rectified. Any major alterations and extensions to an installation and all parts of the existing installation affected by them should comply with the latest version of the IEE Wiring Regulations.
- 7.6 If there are overhead electric lines on the site, suitable warning notices shall be displayed at the entrance to the site and on supports for the line. Where

13.0 Site Maintenance

- 13.1 Tree lopping is to be carried out whenever necessary to eliminate possible danger from dead and overhanging branches. Special precautions will be needed where any tree is subject to a Tree reservation Order.
- 13.2 All equipment and facilities provided shall at all times be maintained in a proper state of repair and in satisfactory working order, including the protection of water services against frost.

14.0 Notices

- 14.1 A suitable sign shall be prominently displayed at the site entrance indicating the name of the site.
- 14.2 A copy of the site licence with its conditions shall be displayed prominently on the site at all times.
- 14.3 The licensee shall prominently display the following information on site at all times:
- i) The action to be taken in the event of an emergency
 - ii) Where the Police Station, Fire Brigade and Ambulance service and local doctors can be contacted.
 - iii) The location of the nearest public telephone, or emergency telephone.
 - iv) The name and address or telephone number of the site licence holder or his/her accredited representative.
- 14.4 All notices shall be suitably protected from the weather and displayed where possible out of the direct sunlight, preferably in areas lit by artificial lighting.

15.0 General

- 15.1 The licensee shall, in writing, notify the Local Authority within 28 days of the assignment or replacement of any caravan on the site, in any case where the local authority have, in writing, notified the licensee that one or more contraventions of the licence conditions exists on any numbered plot.

- 2.3 The distance between an open porch (i.e. maximum dimensions 2 metres by 1 metre with at least one side or end completely open) and any other caravan or porch, shall be at least 5 metres. If a porch is within 6 metres of an adjoining caravan or porch, it shall not be used for the storage of any items or articles other than a limited amount of outdoor clothing.
- 2.4 The distance between an enclosed porch (i.e. maximum dimensions 2 metres by 1 metre) and any other caravan or porch shall be at least 6 metres unless the porch is fireproofed when this distance can be reduced to 5 metres. If a porch is within 6 metres of an adjoining caravan or porch, it shall not be used for the storage of any items or articles other than a limited amount of outdoor clothing.
- 2.5 The distance between an awning and any other caravan or porch that has not been fireproofed shall be at least 3 metres. Awnings shall not be of the type that incorporates sleeping accommodation and awnings shall not face each other or touch.
- 2.6 The distance between the eaves, drainpipes and bay windows of a caravan and the eaves, drainpipes and bay windows of any other caravan shall be at least 5.25 metres.
- 2.7 The distance between ramps for the disabled, or verandas or stairs extending from a caravan shall be at least 4.5 metres from any other caravan, or porch that has not been fireproofed or ramp or veranda or stairs on any other caravan.
- 2.8 The distance between garages, or sheds or covered storage spaces and any caravan, or porch that has not been fireproofed, other than the one they serve, shall be at least 6 metres unless the garage, shed or covered storage space is of non-combustible construction. A 1 metre clear space shall be maintained around each caravan so as not to prejudice means of escape in case of fire. The windows of garages, sheds or storage spaces within 6 metres of any caravan shall not face towards a caravan.
- 2.9 The distance between a car port or covered walkway and any caravan or porch that has not been fireproofed, other than the one it serves, shall be at least 6 metres.
- 2.10 No tents or structures, other than those mentioned above, shall be erected or retained on the site without the consent in writing of the licensing Council.

In the event of a caravan being permanently removed from the site or upon expiry of the Site Licence, all ancillary structures shall be removed from the site by whichever date is the sooner.

CARAVAN SITES AND CONTROL OF DEVELOPMENT ACT 1960,
section. 3

SITE LICENCE

To⁽¹⁾: **Premier Park Homes Limited**
Lone Pine Park, Lone Pine Drive, Ferndown, Dorset BH22 8NN

On the 2nd April 2014, you applied to **East Dorset District Council** for a site licence in respect of land situated at Lone Pine Park, Lone Pine Drive, Ferndown, Dorset BH22 8NN

You are entitled to the benefit of permission (Ref. No. 3/14/0761/CLU) for the use of the land as a caravan site granted under Town and Country Planning Act 1990 and the Town and Country Planning (Development Management Procedure) (England) Order 2010, otherwise than by a development order.

The Council HEREBY GRANT a site licence in respect of the land, pursuant to section 3 of the Caravan Sites and Control of Development Act 1960, subject to the following conditions:

- a) Compliance with the conditions on the attached schedule.

Dated: 4/6/15 Signed [Signature]
Head of Housing and Health
(The officer appointed for this purpose)

NOTES

- (1) Name and address of applicant, occupier of the land.
(2) Full description of the land to which the licence relates.
(3) Insert title of proper officer

IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES PRINTED ON THE BACK OF THIS FORM
