

DATED

13th November

2006

**RIBBLE VALLEY BOROUGH COUNCIL**

- and -

**BARCLAYS BANK PLC**

- and -

**SHIREBURNE PARK LIMITED**

ORIGINAL/

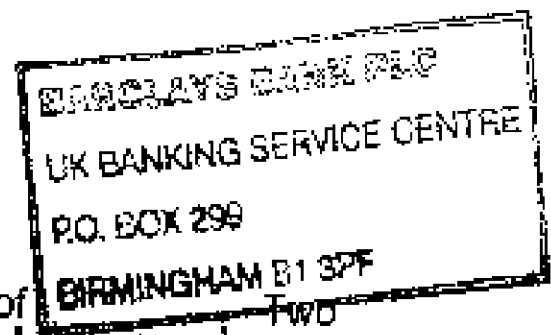
**A G R E E M E N T**

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Under Section 106 Town and Country Planning Act 1990 and  
Section 33 of the Local Government (Miscellaneous Provisions) Act 1982  
relating to Shireburne Caravan Park  
Edisford Road Waddington  
Clitheroe Lancashire

**DIANE RICE**  
Legal Services Manager  
Ribble Valley Borough Council  
**CLITHEROE**

Address for  
Service



THIS AGREEMENT is made the 13th day of November thousand and six BETWEEN RIBBLE VALLEY BOROUGH COUNCIL of Council Offices Church Walk Clitheroe Lancashire (hereinafter called "the Council") of the first part and BARCLAYS BANK PLC whose registered office is situate at 1 Churchill Place London E14 5HP (hereinafter called "the Bank") of the second part and SHIREBURNE PARK LIMITED (Company No 02085031) whose registered office is situate at Three Rivers County Park Eaves Hall Lane West Bradford Clitheroe Lancashire BB7 3JG (hereinafter called "the Owners") of the third part \_\_\_\_\_

**WHEREAS:-**

- (1) The Council is the local planning authority for the purposes of the Town and Country Planning Act 1990 (as amended) for the area within which certain land and property known as the Shireburne Caravan Park Edisford Road Waddington Clitheroe Lancashire BB7 3LB (hereinafter called "the Property") is situated which said Property is shown edged red and edged in blue on the plan attached hereto \_\_\_\_\_
- (2) The Owners are seised of the fee simple in possession of the Property part of which is registered at HM Land Registry with Absolute Title under Title Number LA916514 \_\_\_\_\_
- (3) The said Property is subject to a Legal Charge dated the Seventh day of October Two thousand and five made between the Owners of the one part and the Bank of the other part \_\_\_\_\_
- (4) The Owners have by written application dated the Sixth day of August Two thousand and four applied to the Council for permission to develop the Property and to extend the existing caravan park creating 72 new caravan spaces as detailed in the plans and particulars deposited with the Council under reference 3/2004/0806/P \_\_\_\_\_

- (5) The Council is satisfied that the development disclosed by the said particulars is such as may be approved by the Council under the said Act

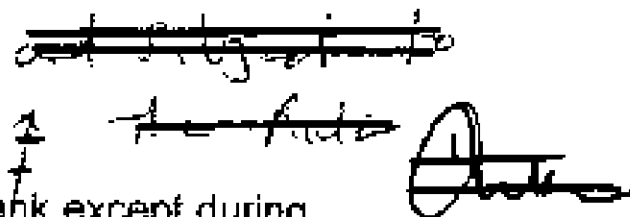
**NOW THIS DEED WITNESSETH** as follows:-

1. **THIS** Agreement is made in pursuance of Section 106 of the Town and Country Planning Act 1990 and Section 33 of the Local Government (Miscellaneous Provisions) Act 1982\_\_\_\_\_
2. **IN** consideration of the Council hereby approving the said development for the purposes of the said Act the Bank and the Owners hereby covenant with the Council as set out in the Schedule hereto\_\_\_\_\_
3. **THE** expressions "the Council" "the Bank" and "the Owners" shall include their respective successors in title and assigns\_\_\_\_\_

**IN WITNESS** whereof the parties hereby have caused their respective Common Seals to be hereunto affixed or have duly executed this Agreement as Deed the day and year first before written\_\_\_\_\_

**THE SCHEDULE**

1. The Bank but so as to not impose any liability on the Bank except during such time as the Bank is in occupation of the property and the Owners hereby covenant with the Council that the Property shall be permanently subject to the restrictions regulating the development thereof as hereafter contained and the purport and intent of such covenants shall be registered upon the Title of the Owner at HM Land Registry by way of an appropriate entry and endorsed by way of Memorandum on the Owners title deeds relating to the unregistered part of the said property\_\_\_\_
2. The said restriction referred to in the preceding clause are as follows:
  - (i) not to permit or allow more than 105 caravan units to be parked positioned stationed or occupied on the property shown edged in red on the plan annexed hereto\_\_\_\_\_

Handwritten signatures and stamps, including a circular stamp and several signatures, located at the top right of the page.

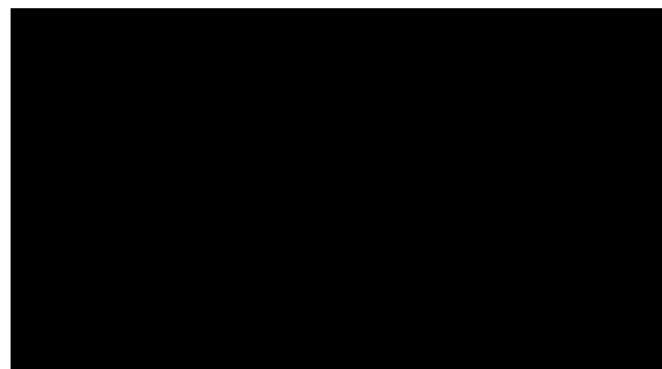
- (ii) not to permit or allow more than 76 caravan units to be parked positioned stationed or occupied on the property shown edged in blue on the plan annexed hereto\_\_\_\_\_
- (iii) not to permit or allow any caravan units on either the property edged red or the property edged blue to be parked or positioned other than as shown on the plan annexed hereto without notifying the Council of the proposed change and neither proceed with the proposed change within 10 days of service of the notification nor proceed with the change if any reasonable objection to the change is notified to the owners within 10 days of the owners serving notice of the proposed change\_\_\_\_\_
- (iv) not to permit or allow the period of occupancy of the caravan units on the property edged in blue to exceed the period 1 March to 6 January in any succeeding year\_\_\_\_\_
- (v) not to permit or allow the caravan units on the property edged in blue to be occupied or used whatsoever between the period 7 January to 29 February in any year or leap year\_\_\_\_\_
- (vi) to use the property edged in blue only as holiday accommodation and not under any circumstances whatsoever shall the caravan units be used or occupied as a person's primary only or main residence\_\_\_\_\_
- (vii) to use the property edged in red only as residential accommodation\_\_\_\_\_
- (viii) not to grant or enter into any agreements contracts lease or licences or grant any other permissions which would result in or have the effect of breaching any of the covenants herein contained\_\_\_\_\_

(ix) not to permit allow or suffer the use of the property or caravan  
units on the land edged blue be used for residential  
accommodation but solely holiday accommodation between the  
dated hereinbefore mentioned\_\_\_\_\_

THE COMMON SEAL of RIBBLE )

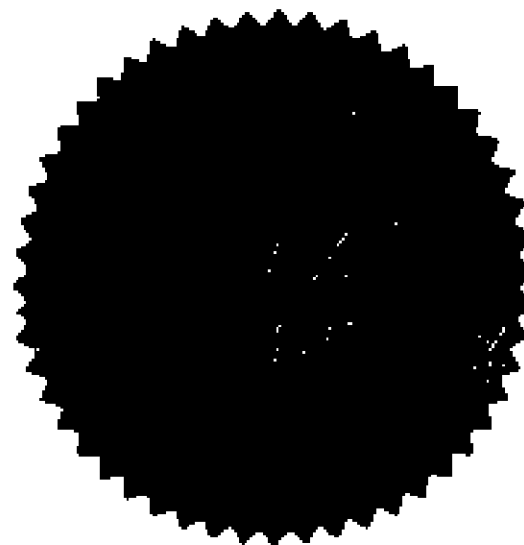
VALLEY BOROUGH COUNCIL )

was hereunto affixed in the presence of:- )



Mayor

Chief Executive



THE COMMON SEAL of BARCLAYS )

BANK PLC was hereunto affixed in the )

presence of:- )

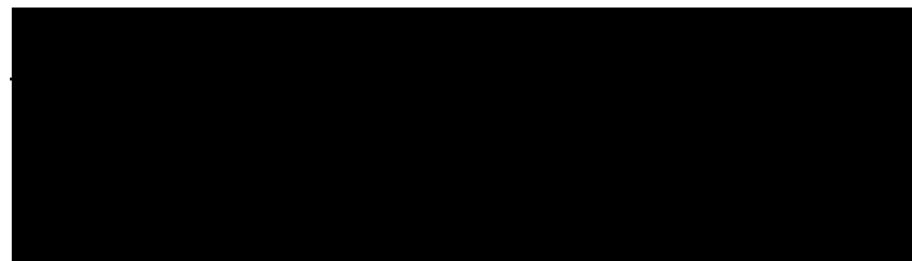
Signature \_\_\_\_\_  
Name \_\_\_\_\_

Signature \_\_\_\_\_  
Name \_\_\_\_\_

THE COMMON SEAL of SHIREBURNE )

PARK LIMITED was hereunto affixed in )

the presence of:- )



QC	INITIALS	DATE
	DF ff	20/12/06

CARAVAN SITES AND CONTROL OF DEVELOPMENT ACT, 1960  
Section 3

## SITE LICENCE

To <sup>(1)</sup> Shireburne Park Limited,

Registered Office, Three Rivers Country Park, Eaves Hall Lane,  
WEST BRADFORD, Nr. Clitheroe.

WHEREAS on the 19th day of March 19 87, you made application for a site licence in respect of land situate at <sup>(2)</sup> Shireburn Caravan Park, Waddington Road, Edisford, Clitheroe.  
(hereinafter called "the said land")

AND WHEREAS you are entitled to the benefit of permission (ref. No. B0/1447) for the use of the said land as a caravan site granted under Part III of the Town and Country Planning Act, 1971, otherwise than by a development order

NOW THEREFORE the <sup>(3)</sup> RIBBLE VALLEY BOROUGH COUNCIL

HEREBY GRANT a site licence in respect of the said land pursuant to Section 3 of the Caravan Sites and Control of Development Act, 1960, subject to the following conditions, that is to say

SEE CONDITIONS ATTACHED .....

THIS LICENCE shall expire at the end of (months) (years) from the day of 19 87

DATED this 30th day of March 19 87.

Signed

Borough Health and Housing Officer <sup>(3)</sup>  
(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) Name of local authority.
- (4) The same period should be stated as that specified in the planning permission: see s. 4 (1).
- (5) Insert title of proper officer.

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

ALLEN VALLEY BOROUGH COUNCIL

CARAVAN SITES AND CONTROL OF DEVELOPMENT ACT, 1960

Application made to licence dated the ..... 30th March 1967.

Granted to ... Shireburn Park Limited, Registered Office, Three Rivers Country Park,  
Eaves Hall Lane, WEST BRADFORD, Nr. Clitheroe, Lancs.

1. Notwithstanding the definition of the word "caravan" contained in Part I of the Act no railway vehicle, tramcar, or omnibus body or similar structure whether on wheels or not and howsoever adapted shall be stationed or erected on the site and the use of the site shall be restricted to trailer caravans specially designed and constructed for drawing by motor vehicles, and purpose built motor caravans in full mechanical order.
2. Every caravan shall be not less than 20 feet from any other caravan in a separate occupation and not less than 10 feet from a carriageway.
3. The number of caravans on the site at any time shall not exceed TWO HUNDRED  
NOTE The gross density will not exceed 25 caravans per acre.
4. Roads and footpaths shall be constructed of suitable material and to the satisfaction of the Local Authority so that no caravan standing or toilet block is more than 150 feet from a road.
5. Every caravan shall stand on a hard standing of suitable material which shall extend over the whole area occupied by the caravan and shall project not less than 3 feet outwards from the entrance of the caravan, (unless the caravans are removed from the site during the months of November to March inclusive).
6. Where there is a water supply of sufficient pressure and flow there shall be a fire hydrant to conform with B.S.S. 750 within 300 feet of every caravan standing.  
Fire points shall be established on the basis of 1 point per 2 acres or part of two acres.  
A fire point shall consist of -
  - (1) a storage tank of not less than 100 gallon capacity clearly marked in red block letters on white ground "FIRE FIGHTING EQUIPMENT".
  - (2) A bucket pump.
  - (3) Not less than two fire buckets.
7. Grass, undergrowth etc. shall be kept as short as possible to reduce the risk of fire spread.
8. The site shall be provided with a piped supply of pure and wholesome water in adequate quantities to supply the needs of the site. Each caravan standing shall be provided with a piped water supply or alternatively water standpipes shall be situated not more than 60 feet from any standing. The outside water pipes shall be protected against frost.
9. Foul drainage shall be connected to the public sewer if possible otherwise to a properly constructed sewage disposal plant of a type approved by the Local Authority.
10. For caravans having their own water supply and water closets, each standing shall be provided with a connection to the foul drainage system; the connection shall be capable of being made air tight when not in use.

And, in addition to the toilet facilities that may be existing, the following shall be provided -

- (a) Chemical Closets - Water closets and a toilet for every 15 caravans and a water closet for every 15 caravans.
- (b) Wash basins with running hot (if reasonably available) and cold water - not less than one for males and one for females per 15 caravans.
- (c) Showers and Baths - One bath or shower (with piped hot and cold water) for each sex per 20 caravans.

The toilet facilities shall be maintained in a clean and efficient condition and shall be well ventilated and lighted (both naturally and artificially).

- 12. Laundry facilities shall be provided to the satisfaction of the Local Authority on the scale of not less than one deep sink with running hot and cold water for every 30 caravans.
- 13. Properly designed disposal points for the contents of chemical closets shall be provided together with an adequate supply of water for cleansing the containers.
- 14. The site generally including the roads, footpaths and paved areas shall be adequately drained to the satisfaction of the Council.
- 15. The site shall be provided with a sufficient number of waste water drains connected to a suitable outfall, each drain to be provided with a trap and concrete apron to a design approved by the Local Authority. No caravan standing shall be more than 60 feet from a waste water disposal point.
- 16. Every caravan standing shall have a refuse bin with a close fitting lid and arrangements shall be made for the bins to be emptied regularly.
- 17. Suitably surfaced parking places should be provided, with space for at least one car for every three caravan standings. Additional space should be set aside to accommodate further cars, up to 1 car per caravan, to be surfaced as required.
- 18. A space equivalent to at least 1/10 of the total area of the site is to be allocated for recreational purposes.
- 19. Caravans on the site shall be kept in good repair.
- 20. Where mains electricity is installed in a caravan the installation shall be to the satisfaction of the Electricity Authority.
- 21. Any bulk oil store shall be outside the caravan.
- 22. A copy of the licence shall be available on the site, in a conspicuous position.

30th March 1987

.....  
Borough Health and Housing Officer



19/12/46

CARAVAN SITES AND CONTROL OF DEVELOPMENT ACT, 1939

Application for a Site Licence

To: Ribbles Valley Borough Council

[I] [We] hereby apply for a Licence to use the land described below and shown on the attached plan (See Note below) as a site for caravans to be used and laid out as specified below.

1. Name and address of applicant	Shireburne Park Limited Registered Office Three Rivers Country Park Eaves Hall Lane West Bradford, Near Clitheroe
2. Applicant's interest in the land. (Give particulars of lease or tenancy, if any.)	Freehold Estate Owner
3. Address or description of site for which site licence is required.	Shireburne Caravan Park, Waddington Road, Edisford, Clitheroe
4. Acreage of site	13 acres
5. Has the applicant held a site licence which has been revoked at any time in the last three years?	No
6. State type of caravan site for which site licence is required:	<p>*Permanent residential</p> <p>*Seasonal between the following dates in each year</p> <p>.....</p> <p>*For touring caravans only between the following dates in each year</p> <p>.....</p> <p>*Delete, as inappropriate</p>
7. State maximum number of caravans proposed to be stationed on the site at any one time for the purposes of human habitation.	200

NOTE:

A lay-out plan of the site to a scale of not less than 1/500 should be attached showing the boundaries of the site, the positions of caravan standings, and (where appropriate)—

- Roads and footpaths
- Toilet blocks, stores and other buildings
- Foul and surface water drainage
- Water supply
- Recreation spaces
- Fire points
- Parking spaces.

8. Give details of the arrangements for:- refuse disposal and for sewage and waste water disposal.

(a) Water supply ... ..

(b) Waste water disposal ... ..

(c) Sewage disposal ... ..

(d) Refuse disposal ... ..

2. A complete plan of proposed  
arrangements

9. Has planning permission for the site been obtained from the local planning authority?

If so, state—

(a) Date of permission ... ..

(b) Issuing authority... ..

(c) Date (if any) on which permission will  
expire

Bowland Rural District Council  
Ref No. BO1447

If not, has permission been applied for? ...

**FOR CARAVAN SITES ALREADY IN USE ON OR BEFORE 9th MARCH, 1960, WITHOUT  
PLANNING PERMISSION FROM THE LOCAL PLANNING AUTHORITY**

10. Is it claimed that the site has "existing use rights" and does not require permission?

If so, state the facts on which the claim is based.

11. Was the site in use as a caravan site—

(a) on 9th March, 1960 ... ..

(b) on 29th August, 1950 ... ..

(c) at any other time since 9th March, 1958.  
If so, when ... ..

Signature of Applicant.....

Date.....

19-3-57