


Environmental Health Consultation Response	Officer	Michaela Gleave
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**Detail: Leisure development including electric motorsport adventure facility and support building, cafe building, natural playground and 10 glamping pods.**

<b>Address:</b>	<b>Carr Hall Whalley Road Wilpshire BB1 9LJ</b>		 <b>Ribble Valley Borough Council</b> <a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a>
<b>Application Ref:</b>	03/2020/0568	<b>Case Officer:</b> Mr Stephen Kilmartin	
<b>Response Ref:</b>	44891/Y01	<b>Issue Date:</b> 6 <sup>th</sup> October 2020	

<b>General Comments/Observations</b>	
<p><b>1.1</b> The development would be subject to the need for a site licence, issued by Environmental Health, for the glamping pods prior to operation. See attached standard schedule of conditions.</p> <p><b>1.2</b> Owing to the close proximity of the proposed development to sensitive (residential) premises, there are concerns that it may have the potential to cause noise, odour and artificial light nuisance to the occupiers of those premises. I have no objection in principle to this planning application but would recommend that the following conditions are included, to protect the amenity of the locality, as part of the approval if granted.</p>	
<b>Conclusions/Suggested Conditions</b>	
<p>ODOUR</p> <ul style="list-style-type: none"> <li>The development hereby approved shall not commence until a scheme for the control of odours for the cafe has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the technical specification and siting of any external ventilation ducting and/or plant. The approved scheme shall be implemented in full prior to first use and thereafter maintained in good working order at all times.</li> <li>The kitchen extraction and ventilation system for the café shall be designed to the standard stated in the EMAQ guidance on the “Control of Odour and Noise from Commercial Kitchen Exhaust Systems” for the type of food outlet proposed.</li> <li>The approved ventilation/extraction equipment shall be operated at all times when cooking is carried out and maintained in accordance with the manufacturer’s instructions.</li> </ul> <p>NOISE</p> <ul style="list-style-type: none"> <li>Before use of the development commences, a noise-mitigation scheme shall be submitted in writing and approved in writing by the local planning authority detailing measures that will be implemented to ensure that any noise associated with the development does not cause detriment to amenity or nuisance, especially to those living and working in the vicinity. In particular consideration to be given to noise levels regarding: <ul style="list-style-type: none"> <li>- Maximum number of motorsport vehicles permitted to be in use at any one time</li> <li>- Limits on the times of use of the track</li> </ul> </li> </ul>	

- Limits on the times of use for the buildings
  - Limits on numbers any races or other events that may be held over a four weekly/yearly period
  - Limit on noise from cumulative use of all buildings on site
- The rating level of noise arising from the use of the kitchen extract ventilation system shall not exceed 10 decibels (measured in dB(A)) of the background noise level at the nearest noise sensitive premises to the proposed development, as assessed in accordance with British Standard 4142 (2014) or subsequent replacement standard.
  - The development hereby permitted shall be designed so that the rating levels for cumulative noise from external plant and equipment on the development shall not exceed the existing background noise level (LA90) at the external façade of any noise sensitive premises, as assessed in accordance with British Standard 4142(2014) or any subsequent replacement national standards. Alternative levels and monitoring locations may be used subject to the prior agreement of the Local Planning Authority.
  - The development hereby permitted shall be designed so that the maximum instantaneous noise levels (LAFmax) from external plant and equipment shall not exceed 60 dB(A) evening and night-time (19.00-07.00) at the façade of any noise sensitive premises. Alternative levels and monitoring locations may be used subject to the prior agreement of the Local Planning Authority.

LIGHT

- The lighting scheme should comply with the Institution of Lighting Professionals Guidance Note for the reduction of obtrusive light 2011(or later versions). It should be designed so that it is the minimum needed for security and operational processes and be installed to minimise potential pollution caused by glare and spillage.

	<b>Officer:</b>	<b>Michaela Gleave</b>
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# **RIBBLE VALLEY BOROUGH COUNCIL**

**Ref. No: RV/0/2019**

## **CARAVAN SITES AND CONTROL OF DEVELOPMENT ACT 1960** **SCHEDULE OF CONDITIONS ATTACHED TO SITE LICENCE ISSUED IN RESPECT OF GLAMPING** **PODS,**

Site Licence Conditions referred to in Caravan Site Licence No. RV/ /2019 for land situated at and delineated by a red line on the attached drawing.

### **1. Usage of the Site**

- 1.1 The stationing of Camping Pods for the purpose of human habitation.
- 1.2 The site licence holder shall ensure that:-
  - (a) Any agreement entered into between the licence holder and/or site owners and/or operators relating to the sale/purchase of camping pods; and
  - (b) Any agreement entered into, as above, but for the grant of a licence to station a camping pod at or otherwise to use the site; contains express reference to the permitted use of the site as a holiday site only.
  - (c) Any agreement referred to in (a) and (b) above shall expressly prohibit the use of the camping pods as a permanent residence.
  - (d) Any agreement referred to shall also provide that the agreement is severable on failure to comply with this condition.

### **2. Site Register**

- 2.1 **The site licence holder shall ensure that a register is maintained and available for inspection by the local authority showing the details of the primary residence of the owner and/or occupier of the camping pod. This register must be supported with evidence of payment of Council Tax at the address shown as the main residence.**
- 2.2 The site licence holders shall verify and update the details of the register on the 1<sup>st</sup> April each year, and require owner/occupiers of any camping pod to inform the site owner immediately of any changes in details held within the register.

### **3. Site Boundaries**

- 3.1 The boundaries of the site must be clearly marked, for example by fences or hedges. In addition, the site owner shall give the local authority a plan of its layout. A 3 metre wide area should be kept clear within the inside of all boundaries.

### **4. Density and Space between Camping Pods**

- 4.1 Subject to the following variations, the minimum spacing distance between camping pods made of aluminum or other materials with similar fire performance properties shall be not less than 5 metres between units, 3.5 metres at the corners. For those with a plywood or similar skin, it shall be not less than 6 metres. No camping pod shall be less than 3 metres (or such distance as may be specified in writing by the Licensing Authority) from any building

## **5. Roads, Gateways and Footpaths**

- 5.1 Roads and footpaths shall be designed and constructed to provide adequate access for fire appliances. (Detailed guidance on turning circles etc is available from fire authorities). Roads of suitable material shall be provided so that no camping pod is more than 50 metres from a road. Each standing shall be connected to a carriageway by a footpath with a hard surface. Roads shall not be less than 3.7 metres wide, or, if they form part of a clearly marked one-way traffic system, 3 metres wide. Gateways shall be a minimum of 3.1 metres wide and have a minimum height clearance of 3.7 metres. Footpaths shall not be less than 0.75 metres wide. Roads shall have no overhead cable less than 4.5 metres above the ground. They shall be suitably lit taking into account the needs and characteristics of the site. Emergency vehicle routes within the site must be kept clear of obstruction at all times.

## **6. Hard Standings**

- 6.1 Every camping pod shall stand on a hard-standing of suitable material, which shall extend over the whole area occupied by the camping pod placed upon it, and project a sufficient distance outwards from the entrance or entrances of the camping pod to enable occupants to enter and leave safely.

## **7. Fire Fighting**

### **7.1 Fire Points**

Fire points shall be established so that no camping pod or site building is more than 30 metres from a fire point. They shall be housed in a weather-proof structure, easily accessible and clearly and conspicuously marked 'FIRE POINT'.

### **Fire Fighting Equipment**

- 7.2 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. There shall also be a reel that complies with British Standard 5306 Part 1, with a hose not less than 30 metres long, permanently connected to 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'.

- 7.3 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 camping pod.

Hydrants shall conform to British Standard 750. Access to hydrants and other water supplies shall not be obstructed or obscured.

- 7.4 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.

### **Fire Warning**

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

## Maintenance

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

## Fire Notices

- 7.8 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 must include the following:

On discovering a fire -

- (i) ensure the caravan or site 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 interests 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.

## Fire Hazards

- 7.9 Long grass and vegetation shall be cut at frequent and regular intervals to prevent it becoming a fire hazard to camping pods. Any such cuttings must be removed from the vicinity of the camping pods. The space beneath and between camping pods shall not be used for the storage of combustible materials.

## Telephones

- 7.10 An immediate accessible telephone shall be available on the site for calling the emergency services. A notice by the telephone shall include the address of the site.

## **8. Supply & Storage of gas etc**

- 8.1 Gas (including natural gas) and oil installations, and the storage of supplies shall meet current statutory requirements, relevant Standards and Codes of Practice.
- 8.2 Liquefied Petroleum Gas cylinders must not be positioned or secured in such a way as to impede access or removal in the event of an emergency.

## **9. Electrical Installations**

- 9.1 The site shall be provided with an electrical supply sufficient in all respects to meet all reasonable demands of the camping pods situated on them.
- 9.2 Such electrical installations, other than Electricity Company 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 (Overhead Lines) Regulations 1988, Statutory Instrument 1988 No. 1057.

- 9.3 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: under 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.
- 9.4 The Inspector shall, within 1 month of such an inspection, issue an inspection certificate in the form prescribed in the IEE Wiring Regulations which shall be retained by the site operator and displayed, supplemented or replaced by subsequent certificates, with the site licence. The cost of the inspection and report shall be met by the site operator or licence holder.
- 9.5 If an inspection reveals that an installation no longer complies with the regulations extant at the time it was first installed, any deficiencies shall be rectified. Any major alterations and extensions to an installation and all parts of the existing installation affected by them must comply with the latest version of the IEE Wiring Regulations.
- 9.6 If there are overhead electric lines on the site, suitable warning notices shall be displayed at the entrance to the site and on support for the line. Where appropriate, particular attention should be drawn to the danger of masts of yachts or dinghies contacting the line.

## **10. Water Supply**

- 10.1 The site shall be provided with a water supply in accordance with appropriate Water By-laws and statutory quality standards.
- 10.2 Where an internal piped water supply is not provided to a camping pod a standpipe or other suitable water supply shall be provided within 18 metres of such camping pod.

## **11. Drainage, Sanitation and Washing Facilities**

- 11.1 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.
- 11.2 Properly designed disposal points for the contents of chemical closets shall be provided, along with an adequate supply of water for cleaning the containers.
- 11.3 The site shall be provided with an adequate drainage system for the complete and hygienic disposal of foul, rain and surface water from the site, buildings, camping pods, roads and footpaths.
- 11.4 For camping pods without their own water supply and water closets, communal toilet blocks shall be provided, with adequate supplies of water, on at least the following scales:

Men: 1 WC and 1 Urinal per 15 camping pods.

Women: 2 WCs per 15 camping pods.

1 washbasin for each WC or group of WCs.

1 shower or bath (with hot and cold water) for each sex per 20 camping pods.

Toilet blocks must be sited conveniently so that all site occupants may have reasonable access to one by means of a road or footpath and shall be provided with suitable and sufficient means of internal and external lighting during the hours of darkness.

## **12. Refuse Disposal**

- 12.1 Every camping pod standing shall have an adequate number of suitable non-combustible refuse bins with close fitting lids or plastic bags, or, **alternatively**, communal refuse bins shall be provided of similar construction and housed within a properly constructed bin store. Arrangements shall be made for the bins to be emptied regularly.

## **13. Parking**

- 13.1 Suitable surfaced parking spaces on the scale of at least one car parking space for each camping pod shall be provided to meet the requirements of the site occupants and their visitors. One car only may be parked between adjoining camping pods provided that the door to the camping pod is not obstructed. Car parking spaces in between camping pods shall be suitably surfaced to give ready access to the carriageway. Plastic or wooden boats shall not be parked between units.

## **14. Recreation Space**

- 14.1 Where children stay on the site, space equivalent to about one-tenth of the total area shall be allocated for children's games and/or other recreational purposes. (This provision is necessary because of the limited space available around the camping pods. If, therefore, suitable alternative publicly provided recreational facilities are readily accessible the Licensing Authority may consider omitting this requirement).

## **15. Notices**

- 15.1 A suitable sign shall be prominently displayed at the site entrance indicating the name of the site.
- 15.2 A copy of the site licence with its conditions shall be displayed prominently on the site.
- 15.3 Notices and a plan shall be displayed on the site setting out the action to be taken in the event of an emergency. They must show where the police, fire brigade, ambulance and local doctors can be contacted, and the location of the nearest public telephone. The notices shall also give the name and location/telephone number of the site licence holder or his/her accredited representative. If the site is subject to flood risk, warning notices shall be displayed giving advice about the operation of the flood warning system.
- 15.4 Where the site is located within the notification zone of industrial premises subject to the Control of Major Accident Hazard Regulations or similar legislation, suitable clearly written and conspicuous notices shall be displayed and maintained in a prominent position on the site, to the satisfaction of the Licensing Authority, to indicate the action which must be taken in the event of a major industrial incident.
- 15.5 All notices shall be suitably protected from the weather and displayed where possible out of the direct rays of the sun, preferably in areas lit by artificial lighting. (See also 6.8, 6.10, 8.4 and 8.6).

## **16. Management**

- 16.1 All buildings, roads, carriageways, equipment and facilities shall be maintained in good order and repair and in a clean and wholesome condition to the satisfaction of the Licensing Authority.
- 16.2 All camping pods stationed on the site shall be maintained in good repair and in a sound and watertight condition to the satisfaction of the Licensing Authority.
- 16.3 The site shall at all times be maintained in a clean and tidy condition and be kept clear of any accumulations of litter, rubbish, etc.