

Planning Committee – Tuesday 26th March 2024

Update Report of the Head of Service

This Update Report has been checked on behalf of Legal Services by Penelope James

Item 5.1

Application No: P/2021/00969

Retrospective consent for change of Use to a Gypsy/Traveller site, proposed works to provide 3 no. family pitches including 1 x amenity building, level changes across the site, creation of a swale, package treatment plant, bin storage area, alterations to existing driveway, erection of stables and landscaping

Land West of Ashbourne Road, Spath

Please note Condition 10 – In Compliance with Flood Risk Assessment refers to Condition 16, this is a typing error and should refer to Condition 18 – Enhancement of Watercourse and provision of Habitat Zone.

Fire Regulations

Reference is made in comments from objectors to Fire Regulations and the required separation distance between the static caravans.

Staffordshire Fire and Rescue Service have been consulted and have confirmed that the site would require to be licenced and separating distances should be a condition of the licence. As private dwellings the Fire Service would have no regulatory power. The required separation distance between caravans will depend on the type of cladding used on the caravan.

Whilst the report explains the site layout and the the size of the caravans can vary, it is considered appropriate to add a further Informative to advise the applicant of their responsibilities relating to Fire Regulations and the requirement for a Caravan Site Licence.

Additional Informative:

11. Fire Regulations/Caravan Site Licence

The applicant(s) is/are advised that the site will require a Caravan Site Licence and this permission does not absolve them from their responsibilities in relation to Fire Regulations and advice should be sought from Staffordshire Fire & Rescue Service.

Recommendation – Remains as per officer report – Grant Permission Subject to Conditions and additional informative as above

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