

ANGUS COUNCIL

CIVIC LICENSING COMMITTEE – 21 FEBRUARY 2012

SOUTH LINKS HOLIDAY PARK MONTROSE

REPORT BY THE DIRECTOR OF INFRASTRUCTURE SERVICES

ABSTRACT

To approve an amendment to the caravan site licence in respect of the number and type of caravans permitted on site.

1. RECOMMENDATIONS

1.1 It is recommended that the Committee agrees:

- (i) To grant an amendment to the caravan site licence held by WOW Leisure Limited in respect of South Links Holiday Park Montrose to accommodate an additional 35 holiday static pitches, a revised number of 19 seasonal pitches and reduce the number of touring pitches from 82 to 55.

2. BACKGROUND

- 2.1 On 23 February 2010 ([Report No 175/10](#)), the Committee approved an application from WOW Leisure Ltd to provide a maximum number of 20 holiday static pitches, 20 seasonal pitches and 82 touring caravan pitches at South Links Caravan Park, Traill Drive, Montrose DD10 8EJ. This amounted to a total number of 122 pitches on site. Due to an administrative error, reference to the seasonal pitches was omitted from the site licence which was issued on 1 March 2010.
- 2.2 An application has now been received from WOW Leisure Ltd South Links Holiday Park, Traill Drive Montrose DD10 8EJ for an amendment to the existing caravan site licence to permit a maximum of 55 holiday static caravans, 19 seasonal pitches and 55 touring caravan pitches amounting to a total number of 129 pitches on site. The amendment would allow an additional 7 caravans to be sited over and above the approval given previously, although the number of holiday static pitches would increase by 35.
- 2.3 It should be noted that South Links Caravan Park is currently leased from Angus Council by WOW Leisure Ltd, and Angus Council therefore act as landlord for the site. A recent inspection carried out at the site revealed that there were currently 58 holiday static pitches on site, 27 of which had static caravans in situ. This is in excess of the maximum number of 20 stipulated on the current licence; however, it is within a revised maximum of 30 agreed through landlord approval in August 2011 by the Director of Neighbourhood Services in agreement with the Convener of Neighbourhood Services. Report xx/12 to Neighbourhood Services Committee on 10 January 2012 recommended homologation of this landlord approval.
- 2.4 Agreement has been reached between Neighbourhood Services and the site operator that any further increase in the number of static's on site beyond 30 would only be approved in the medium to longer term as the development plans for South Links proceed. These are intended to improve the overall amenity of the site and maintain the number of touring pitches at a level that protects the need for such sites during the height of the summer season.
- 2.5 Any landlord approval to move beyond 30 static's would be reported to Neighbourhood Services Committee for consideration as part of the development plans for the future of the site. Any improvements would have an impact on the rental for the site and would be separately reported.

2.6 A review of the agreements between the licence holder and the owners/occupiers of the 22 static caravans has highlighted a number of issues. These include one agreement being for a period of 100 years, when the current lease for the site is only 30 years, and another being with a local business and therefore questionable that it is being used for holiday purposes.

2.7 The agreements between the licence holder and the owners/occupiers of the static caravans do not reflect the conditions of the lease, which is holiday occupation or closure in February. These issues can not be considered as material conditions when considering a variation to the licence, but are being pursued through other routes.

3. DETERMINATION OF LICENCE

3.1 The site has been recently inspected and on the basis that the site meets the requirements of "Model Standards" in compliance with The Caravan Sites and Control of Development Act, 1960 and that the necessary planning consents are in place, an amendment to the licence can be approved.

4. FINANCIAL IMPLICATIONS

4.1 There are no financial implications arising as a result of this report.

5. HUMAN RIGHTS

5.1 There are no human rights implications arising as a result of this report.

6. EQUALITIES IMPLICATIONS

6.1 The issue dealt with in this report have been the subject of consideration from an equalities perspective (as requested by legislation). An equalities impact assessment is not required.

7. CONSULTATION

7.1 The Chief Executive, Director of Corporate Services, Director of Neighbourhood Services, Head of Law and Administration, Head of Planning & Transport and Head of Finance have been consulted on the contents of this report.

Eric S Lowson
Director of Infrastructure Services

No background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973 (other than any containing confidential or exempt information) were relied on to any material extent in preparing the above report.

INFRASTRUCTURE/ECP/SB/GK
2 FEBRUARY 2012