

Regulatory Committee

**Friday, 5 December 2025 at 11.30 am
Phoenix Chambers, Phoenix House, Tiverton**

Please Note: This meeting will take place at Phoenix House and members of the public and press are able to attend via Teams. If you are intending to attend in person please contact the committee clerk in advance, in order that numbers of people can be appropriately managed in physical meeting rooms.

The meeting will be hybrid and an audio recording made and published on the website after the meeting.

[Join the meeting now](#)

Meeting ID: 354 494 152 409
Passcode: GJ3Po6aU

Membership

Cllr J Cairney
Cllr A Cuddy
Cllr J Buczkowski
Cllr D Broom
Cllr F J Colthorpe
Cllr L J Cruwys
Cllr J M Downes
Cllr G Duchesne
Cllr M Jenkins
Cllr S Keable

Cabinet Member for Planning and Economic
Regeneration

Cllr L G J Kennedy
Cllr J Lock

A G E N D A

Members are reminded of the need to make declarations of interest prior to any discussion which may take place

- 1 **APOLOGIES AND SUBSTITUTE MEMBERS**
To receive any apologies for absence and notices of appointment of Substitute Members (if any).
- 2 **PUBLIC QUESTION TIME**
To receive any questions relating to items on the Agenda from members of the public and replies thereto.
- 3 **DECLARATIONS OF INTEREST UNDER THE CODE OF CONDUCT**
To record any interests on agenda matters.
- 4 **MINUTES OF THE PREVIOUS MEETING** *(Pages 7 - 10)*
To consider whether to approve the minutes as a correct record of the meeting held on 27 June 2025.
- 5 **REVIEW OF THE ANIMAL WELFARE LICENSING POLICY** *(Pages 11 - 52)*
On 1 October 2018 changes to the licensing of animal boarding establishments, dog breeding establishments, pet shops and riding establishments were introduced. The Council also took on the responsibility for the licensing of “keeping animals for exhibition.” Considering these new requirements, the Licensing Authority adopted an Animal Welfare Licensing Policy in 2020.

On 27 June 2025, the Regulatory Committee received a report proposing that a consultation take place on an updated Animal Welfare Licensing Policy which was agreed. This consultation is now complete, and this report sets out the responses received and the proposed final policy for adoption.

6 **INTRODUCTION OF A CARAVAN SITE AND MOBILE HOMES LICENSING POLICY** *(Pages 53 - 114)*

The Council has a responsibility for licencing caravan sites, including holiday sites and those used for permanent residential purposes (relevant protected sites).

Changes to legislation over recent years has introduced wider powers for Local Authorities to ensure that the interest of homeowners, and the wider public, are safeguarded through the licensing regime under the Caravan Sites and Control of Development Act 1960.

Since the implementation of the Mobile Homes Act 2013, the Council has not introduced an overarching Caravan Site and Mobile Homes policy, however following the introduction of Mobile Homes (Requirement for Manager of Site to be Fit and Proper Person) (England) Regulations 2020 (SI 2020/1034) the Mobile Homes Fit and Proper Person Fee policy and Mobile Homes Fit and Proper Person Determination Policy were introduced.

Following review, a new Caravan Site and Mobile Homes policy is proposed that would incorporate the Mobile Homes Fit and Proper person policies into a single policy with an updated fee structure and introduce wider changes to the licensing and oversight of caravan sites within Mid Devon. These changes include the introduction of a range standard conditions for different types of sites and an inspection risk assessment tool as set out in the relevant annexes.

7 **LICENSING UPDATE REPORT** *(Pages 115 - 120)*

To provide the Committee with an overview of the regulatory activity as applicable to the Regulatory Committee undertaken by the Licensing Team during the first half of 2025/26.

Stephen Walford

Chief Executive

Thursday, 27 November 2025

Guidance notes for meetings of Mid Devon District Council

From 7 May 2021, the law requires all councils to hold formal meetings in person. The Council will enable all people to continue to participate in meetings via Teams.

If the Council experience technology difficulties at a committee meeting the Chairman may make the decision to continue the meeting 'in-person' only to conclude the business on the agenda.

1. Inspection of Papers

Any person wishing to inspect minutes, reports, or the background papers for any item on the agenda should contact Democratic Services at Committee@middevon.gov.uk

They can also be accessed via the council's website [Click Here](#)

Printed agendas can also be viewed in reception at the Council offices at Phoenix House, Phoenix Lane, Tiverton, EX16 6PP.

2. Members' Code of Conduct requirements

When considering the declaration of interests and their actions as a councillor, Members are reminded of the requirements of the Members' Code of Conduct and the underpinning Principles of Public Life: Honesty; Integrity; Selflessness; Objectivity; Accountability; Openness; Leadership.

The Code of Conduct can be [viewed here](#):

3. Minutes of the Meeting

Details of the issues discussed, and recommendations made at the meeting will be set out in the minutes, which the Committee will be asked to approve as a correct record at its next meeting. Minutes of meetings are not verbatim.

4. Public Question Time

Residents, electors or business rate payers of the District wishing to raise a question and/or statement under public question time are asked to provide their written questions to the Democratic Services team by 5pm three clear working days before the meeting to ensure that a response can be provided at the meeting. You will be invited to ask your question and or statement at the meeting and will receive the answer prior to, or as part of, the debate on that item. Alternatively, if you are content to receive an answer after the item has been debated, you can register to speak by emailing your full name to Committee@middevon.gov.uk by no later than 4pm on the day before the meeting. You will be invited to speak at the meeting and will receive a written response within 10 clear working days following the meeting.

Notification in this way will ensure the meeting runs as smoothly as possible

5. Meeting Etiquette for participants

- Only speak when invited to do so by the Chair.
- If you're referring to a specific page, mention the page number.

For those joining the meeting virtually:

- Mute your microphone when you are not talking.
- Switch off your camera if you are not speaking.
- Speak clearly (if you are not using camera then please state your name)
- Switch off your camera and microphone after you have spoken.
- There is a facility in Microsoft Teams under the ellipsis button called "turn on live captions" which provides subtitles on the screen.

6. Exclusion of Press & Public

When considering an item on the agenda, the Committee may consider it appropriate to pass a resolution under Section 100A (4) Schedule 12A of the Local Government Act 1972 that the press and public be excluded from the meeting on the basis that if they were present during the business to be transacted there would be a likelihood of disclosure of exempt information, as defined under the terms of the Act. If there are members of the public and press listening to the open part of the meeting, then the Democratic Services Officer will, at the appropriate time, ask participants to leave the meeting when any exempt or confidential information is about to be discussed. They will be invited to return as soon as the meeting returns to open session.

7. Recording of meetings

All media, including radio and TV journalists, and members of the public may attend Council, Cabinet, PDG and Committee meetings (apart from items Media and Social Media Policy - 2023 page 22 where the public is excluded) you can view our Media and Social Media Policy [here](#). They may record, film or use social media before, during or after the meeting, so long as this does not distract from or interfere unduly with the smooth running of the meeting. Anyone proposing to film during the meeting is requested to make this known to the Chairman in advance. The Council also makes audio recordings of meetings which are published on our website [Browse Meetings, 2024 - MIDDEVON.GOV.UK](#).

8. Fire Drill Procedure

If you hear the fire alarm you should leave the building by the marked fire exits, follow the direction signs and assemble at the master point outside the entrance. Do not use the lifts or the main staircase. You must wait there until directed otherwise by a senior officer. If anybody present is likely to need assistance in exiting the building in the event of an emergency, please ensure you have let a member of Democratic Services know before the meeting begins and arrangements will be made should an emergency occur.

9. WIFI

An open, publicly available Wi-Fi network is normally available for meetings held in the Phoenix Chambers at Phoenix House.