

Mrs Lisa Croke 114 Havant Road, Hayling island, PO110LJ (Objects)

Comment submitted date: Tue 16 Feb 2016

I am writing to raise my concern at the appearance of a caravan and large mobile home that is now directly in my view from my bedroom window. There is a large red covering on one of the mobile homes/caravan which disturbs the view - there was previously just natural vegetation. Surely you cannot just place these items in areas such as this?

Mr Graham Butcher September Lodge, Holly Hill Lane, Southampton, SO31 6AG (Supports)

Comment submitted date: Thu 04 Feb 2016

I Graham Lee Butcher

of September Lodge, Holly Hill Lane, Southampton SO31 6AG

Do solemnly and sincerely declare as follows:

I make this declaration of my own free will as a past tenant and occupier of the mobile home at Croft Lane Hayling Island

and would like to confirm that the mobile home that is currently situated at the end of Croft Lane, is a recent replacement for the previous mobile home that has been

situated on that site at the end of croft lane for over 20 years. I would like to state that the mobile home has been used as a residence continuously for over the last 12 years

and prior to that occasionally from the time the home was put on this site originally in the early 1990's. I would also like to state that the home was connected to the same cesspit it always had, as the top of the cesspit was marked with an old dingy that was placed on the lid, to mark the whereabouts of the pit. I would also like to state that the storage containers placed in front of the mobile home were placed there in early 2001 and only this summer moved from their original site to the position they are in now. I also occupied the home during the late 1990's with my brother Anthony before Miss Campbell was in occupation.

I can state that to the best of my knowledge and belief the above statements are true and make this statutory declaration conscientiously believing the same to be true and

by virtue of the Statutory Declarations Act 1835.

Mr Anthony Butcher September Lodge, Holly Hill Lane, Southampton, SO31 6AG (Supports)

Comment submitted date: Thu 04 Feb 2016

I Anthony James Butcher

of September Lodge, Holly Hill Lane, Southampton SO31 6AG

Do solemnly and sincerely declare as follows:

I make this declaration of my own free will as a past tenant and occupier of the mobile home at Croft Lane Hayling Island

and would like to confirm that the mobile home that is currently situated at the end of Croft Lane, is a recent replacement for the previous mobile home that has been

situated on that site at the end of croft lane for over 20 years. I would like to state that the mobile home has been used as a residence continuously for over the last 12 years

and prior to that occasionally from the time the home was put on this site originally in the early 1990's. I would also like to state that the home was connected to the same cesspit it always had, as the top of the cesspit was marked with an old dingy that was placed on the lid, to mark the whereabouts of the pit. I would also like to state that the storage containers placed in front of the mobile home were placed there in early 2001 and only this summer moved from their original site to the position they are in now. I also occupied the home during the late 1990's with my brother Graham before Miss Campbell was in occupation.

I can state that to the best of my knowledge and belief the above statements are true and make this statutory declaration conscientiously believing the same to be true and

by virtue of the Statutory Declarations Act 1835.

Mrs Susan Butcher 1 Northwood Lane, Hayling Island, PO11 0LS (Supports)

Comment submitted date: Fri 29 Jan 2016

As a homeowner at the above address I confirm that I have never known of anyone living in the stable land on Croft lane.

I would however like to draw to your attention that this summer two rusty containers were placed immediately behind my garden blocking the view (which was the reason we bought the house). They were so unsightly we have had to go to the expense of new fence panels so that we do not have to look at them. I complained to the landowner who said he would move them within 2 weeks. This was last June and they are still there.

I feel that this has devalued my property. You are welcome to come and view this.

Tracey Stevens

29th January 2016

Comment submitted date: Thu 04 Feb 2016

As per my previous statements, however I fully support this application and considering it is an affordable home and employment in the Havant Council area, there is no contest and it is a no brainer.

Mr Kevin Butcher September Lodge, Sarisbury Court, Sarisbury Green, SO31 6AG (Supports)

Comment submitted date: Mon 01 Feb 2016

I would like to confirm some details with regards to the existing mobile home on the site. I placed a mobile home on this site back in 1989/90 which I purchased from a site on Hayling Island, this home was placed beyond the extent of the lane. The lane finished at the entrance to the small cluster of barns in the adjacent land that are still there today. Beyond this I made up an area of hard standing to which I was able to place the mobile home onto, also at the same time I dug with my digger a cesspit at the end of this hard standing, to which I connected the home to. The placing of the home and construction of the cesspit was witnessed by a number of people that were helping me at the time, it was also witnessed by Mr Cleave himself who was happy with what I had done considering the close proximity of it to his property "The Retreat". If this was not the case he would have complained of course, but I had his full support for my project. The home was then connected to the cesspit at that time and has remained so ever since, it was a little later the electric and water was connected. The pit was marked by a dingy on top. The toilet in the home was then able to be used as a facility and various people have lived in the home over the years, including my sons at different times in the early years prior to Miss Campbell living there. There is no question of someone not living in the home for a continuous period, as the home was fully furnished and connected to the utilities. Clothes and personal items were in the

home continually, up to the point when Miss Campbell vacated and removed her possessions from it in May 2015. The home was then cleared of any further possessions left there, by myself and put into a trailer to take away. At the time of clearing the home out, I was asked by a number of people including Mrs Foster and other complainants to this application, what was happening to the home. I informed everyone that asked, that I had decided to remove the old home and replace it with a newer one and would be towing it down to the far end of my land to be broken up, due to its age only. This I completed, if it was so bad as people suggest, I would not have been able to tow so far to the other site. I totally dispute the fact it was derelict, but it did have some floor issues due to its age, but they had been repaired at different times to make good. The area where the home was sited had a small path to the main door which was at the end closest to the storage containers and only went to that end of the home. There were a lot of weeds and general growth down the side of the home but not much in the way of bramble. It certainly was not completely overgrown as some have suggested and all the windows were complete and useable. As the home was behind the storage containers which have been confirmed there from 2001 from Havant Council themselves, I don't see how other than trespassing on my land, other people could have seen what the home was being used for anyway. Nobody is able to categorically say that the home was not being used as a residence and are not able to prove otherwise with photos or documentation to the contrary, therefore I rest my case. The old home was in fact 40 feet long, where as the replacement that was put on site as soon as the old one was removed and destroyed, is in fact shorter at 35 feet. The replacement home has been placed in fact only 20 ft further to the south, being no further forward than the site of the storage containers. If required the replacement home could be moved back by that 20 feet as I suggested to the new occupants of "The Retreat" and a panelled fence be erected by me, to obscure the view of the home from down the lane. I would then continue if required, the fencing to obscure around the extra home that I have applied for on the site. This would also enclose the car parking area I have had there for the stables for many years on my land and make sure it is used for this purpose. It is currently used also for horse trailers and agricultural machinery used in connection with the land maintenance. I would be more than willing to move this area back out of the view of the owners of "The Retreat", so they have a clear view from their property. I wish to do everything I can to keep the status quo on my land and the neighbours happy, but use the land better to improve the earning potential of it and in turn continue a country pursuit that is preferred by the council. I'm also keen to provide a riding facility in the near future for children with learning difficulties on this site, so they may have the chance to experience this and the care for horses. There is such a facility in the New Forest to which I wish to emulate, The Fortune Centre of Riding Therapy,

www.fortunecentre.org/ This operation is willing to give their full support to my venture. I hope I have clarified a number of issues that have been raised by people and wish to continue working to improve this site.

Comment submitted date: Thu 04 Feb 2016

I would like to comment further on Mr Gavin Hunters last ravings about Miss Campbell, stating that he has information that she was registered at 131 Locks Road since 2006. I suggest simply that someone checks up on this, only to find obviously another Kelly Campbell is registered here and has nothing to do with this case, or indeed Croft Lane. The Kelly Campbell I refer to happens now to live at 14 Gorse Close

and has only lived there since about November 2015, I understand she lived with friends from May to November 2015 in Portsmouth. I have no knowledge as to whether she was registered or not anywhere, but that is assuming she bothered to vote in the first place and that is her prerogative.

Mr Hunters claims about right of way over my lane, was given by me to the building site under an agreement for which a sum of money was paid. This was due to the fact that the building site did not have this and in any event the access given is only to the sites entrance and no further. As has been stated, he is after access all the way down to gain a secondary access to his paddock at the back of his plot, this has never been on the cards and the fact the mobile home has been there for so long this blocks his misguided claim of access. There is an ulterior motive behind all this with Mr Hunter and if he is unhappy with his purchase, I suggest he sells up and goes elsewhere. I also find it incredible that he would buy a plot of land, or indeed be sold a plot of land where there appears to be a boundary dispute on it. This is most unusual for a vendor to sell in this situation, which is why Janet Duncan and Joy Clark as part beneficiaries have also made objections to this application. I did offer to buy this plot from them for a higher price, however for some reason they chose to take the significantly lower price from Mr Hunter, which actually took money away from the life boat charity who were also beneficiaries.

There have been no complaints or problems from anyone over the last 25 years while the home has been there, until I applied for a lawful certificate, which I was forced to do by the council. This seems to have generated a lot of concern from everyone around, where in fact nothing has really changed, other than the mobile home was just updated. If this application had not been requested by the council I feel we would have had a continued status quo, apart from Mr Hunter's devious motives to stir up trouble.

I also understand from a number of people including the current occupants of the home, that he has used threatening behaviour to them and has tried to hassle them

on a number of occasions. This has now been reported to the police for investigation.

The occupants in the home are happy to continue to live there and it is also providing an affordable home for people of a lower income, combined with employment for them in an equestrian environment. This is a country pursuit preferred by the council.

Mrs Joy Clark 16 Dundonald Close, Hayling Island, PO11 9DX (Objects)

Comment submitted date: Wed 03 Feb 2016

I have been a regular visitor to Croft Lane since 1955, when my Aunt & Uncle moved into the bungalow known as the Retreat, at the north end of Croft Lane.

In the last few years there has been various containers and a very old caravan, which were used for storage, but the caravan has never been occupied as a mobile home.

In the spring of 2015, the area in question was cleared of the containers and the old caravan and in June 2015 a new mobile home was installed on the road, and this was the first time a caravan has been used as a home!

Now an application for a caravan licence is being applied for and I support the objections to this as it is being applied for on inaccurate facts. I do feel that if any licences are granted it will not be long before a second and third one is applied for and so on.

There are only 2 bungalows in Croft Lane and the caravans could outnumber the permanent homes, which could be very detrimental to the value of the 2 bungalows.

It is also a private unmade road, which consists of many pot holes, and has never been looked after, this is also very detrimental to the properties in the lane, and will only get worse by more traffic going along it.

If the original old caravan was being used as a mobile home why was a Caravan Licence not applied for when it was first in place? Under Gov. UK Caravan Licencing Law, it states that planning permission should be applied for, before a caravan is placed on the site. This was obviously not done.

Finally, I find it very disturbing that Mr. Butcher has stated that my late uncle, Mr R. Cleeve, knew that he was putting in a cesspit and had no objection, when he is no longer around to dispute this. This cesspit did not appear until a few months ago!

**Mrs Susan Butcher September Lodge, Sarisbury Court, Sarisbury Green, Southampton, SO31 6AG
(Supports)**

Comment submitted date: Wed 03 Feb 2016

Firstly I would like to confirm that all the points regarding this application stated by Mr Butcher, to be true and accurate. Obviously all the local residents would prefer this application to be declined as they would rather the home not to be there, however the fact remains that it has been there and used for many years. It is also obvious to me that due to the storage containers being in front of the home; it was much less noticeable than the replacement is now. The original mobile home could not have been moved from its site until the storage containers were moved out of the way to allow access to it. Work has been done to improve the condition of the home over the years, with some rewiring and a new electric consumer unit as shown on a receipt dated 23/11/98 from AC Electrical Wholesale Ltd.

In some of the photos from Mr Hunter and the same photos submitted by Mr Butcher dated 21/4/2007, you will notice the blue car owned by Miss Campbell at the time, parked in front of the containers, as she was in residence of course.

There was only her living in the mobile home, so there would not have been much activity. I think it very unlikely that anyone would have seen much activity anyway due to the fact that the home was behind the two storage containers and definitely obscured by these. All the utilities have been there since about 1996 and various bills indicate this, the only thing that was there prior to the utilities was the cesspit, which was constructed at the same time as the home was placed on site. Mr Robert Cleeve was present at the time the mobile home was put on site and also when the cesspit was dug, he had no objections to this being placed there as it was our land anyway. If he had any concerns he would have complained at the time no doubt to the council, but never had a problem with it and was quite happy as I understand.

The cesspit was dug as I say in the presence of Mr R Cleeve, Mr G Wright and Mr J M Banner who have also made declarations to that fact, as there are two independent witnesses still living, I'm sure this would be enough to confirm this. I also confirm that Miss Campbell was in residence on the dates stated and feel that there has been nothing substantiated to the contrary. Mr Butcher has stated he would be happy to arrange and modify the site so that it would have a lesser impact on the neighbours by moving the home back a little and fencing the site accordingly. The car park mentioned, that has been there for many years, could also be screened and moved back some what, to lessen the visual impact on "The Retreat" if required. Apart from cars parked there from the people coming to the stables, it has also been used for storing horse boxes/lorries, tractors, trailers and other land management machinery and implements over the years, to which no one has complained till now.

This should be an open and shut case with regards to this application and Mr G Hunter who has purchased the land adjacent to ours, is complaining because he wants to try to get access further down our lane, so he could get to his paddock at the rear from the lane. As Mr G Hunter deals with hydraulic repairs, I expect he wants to try to use the land to store machinery and other items in the paddock with access via our lane. He obviously can't at this time, not only due to the fact that it is our lane and he has

been granted access by us just to the entrance to the new site he purchased. He also can't get access due to the mobile home at the end of Croft Lane that has acquired rights to be there due to the fact of being there well over 20 years without any challenge.

I hope there is sense in what has been stated as Mr Butcher is very happy to work with his immediate neighbours for an amicable solution to this application.

Mr Malcolm Cooper The Retreat, Croft Lane, Hayling Island, PO11 0LT (Objects)

Comment submitted date: Tue 12 Jan 2016

In Sept 2012 we viewed The Retreat in Croft Lane. It was in a ideal location, quiet, with views overlooking horses. Although we had to wait eleven months for the sale to go through, we regularly visited. We often sat in the garden and walked around the land which, at that time was all open to The Retreat. We did notice a caravan from the adjacent land of The Retreat which was located behind the two shipping containers and sitting right at the end of the Croft Lane. We walked through the side of the shipping containers which was all overgrown, to have a closer look at the caravan. The caravan was very overgrown with brambles, shrubbery and falling to bits, a sure sign that no one was living in it.

We got the keys in August 2013 and started renovating the property, we worked here for five months every day from early morning and till late evening. In that time we saw no one living in the caravan. We moved in The Retreat in Dec 2013 and carried on working in the property for a further seven months. We have spent a lot of time, money and pure hard work to get to the standard its in now.

Whilst living here we have never seen anyone ever live in the caravan. I have on occasions been into the fields to put horses back in their paddocks (if they managed to get into a part of the area they should not have been, obviously texting the girls who owned them and them asking me to do that for them). Again noticing that the caravan was empty, overgrown and falling to bits.

In March 2015 or possibly earlier Mr Butcher brought a mobile home to Croft lane (Red Roof cover as roof is damaged) and placed it in view in the field.

In April 2015 Mr Butcher came up to the field mainly between the hours of 7 pm through to 11pm and starting pulling the shipping containers out using his tractor which were located at the end of Croft Lane. He moved them into the fields East side of the Stables. He then pulled the dilapidated caravan out. He then continued to clear and dig out the area with the tractor in which the caravan and shipping containers used to sit.

In May 2015 he brought another static caravan and placed the caravan approximately 15 to 20 meters forward of the original caravan, now being in sight of our view and in sight as you drive north into Croft Lane. In May 2015 residents moved in the caravan that was newly sited in Croft Lane. Karen and Les spoke to myself and my partner Lorraine and said they would only be living in the new static caravan placed in its new position in Croft Lane for three months. They were waiting to move back into their house on Hayling island.

Now its January 2016 they are still living in the caravan and now a planning application has been put forward by Mr Butcher.

I would like to add that Karen and Les are lovely people it has spoilt our views especially driving into our property. Our outlook view has been invaded also we varies items placed in the field. I thought this was agricultural land not a mixture of caravans and other containers etc. In the of summer of 2015 we have noticed smells and a lot more flies. We have had cars parked outside our property making it awkward to get in and out also using our drive as a turning point. I have concerns that this will devalue ours and all of the properties in Croft Lane.

I hope with the greatest regards that the truth prevails.

I will be emailing this also along with photographs.

Comment submitted date: Wed 03 Feb 2016

Mr Flynn,

I am hoping the following questions will be asked in the application being applied for ; All for the last twelve years.

Poll Tax

TV licence

Registered postal address,

Insurance,

Liability insurance for riding lessons,

Certification of Breeding along with Veterinary checks.

Wage slips for land maintenance and groom .

Accounts

Licences every 3 year renewals.

planning permission for sewage,drainage.

Electricity and Gas certifications.

Electoral role proof.

Mrs Monica Bulbeck Merriville, Croft Lane, Hayling Island, PO11 0LT (Objects)

Comment submitted date: Fri 29 Jan 2016

On examining the photos provided by Mr Butcher with his planning application, I discounted any value they might have had due to their lack of clarity. Fortunately it was much easier to read the other aerial and ground photos supplied with the Representations/Objections which were sent in for examination by the Councils Planning Department. (The aerial photos have the dates when they were taken at the foot of the prints).

Not one of the aerial photos illustrates a well-trodden path from caravan to stable-yard to "groom" or attend the horses in any way. In fact I have never been told that anyone, other than their owners had ever groomed the horses. It is a well-known fact that providing a safe environment, food and grooming ALL forms a part of that precious bond.

Nobody has ever told me that someone was living in the caravan over the nineteen years+ that I have lived here. In all that time I have never seen a woman (or man) leaving the old dilapidated caravan to purchase food or other essentials of life. The shortest route from the stables to shops is via Croft Lane and in full view of my property. I have been told that Mr Butcher's sons and friends used the caravan as a "play-house".

I expressed surprise in my diary that Mr Butcher was tidying the lane (and wondered what had motivated him) but could not hope that he would fill in the potholes - he didn't. The ground photos (together with the aerial angles) show very clearly the overgrown condition of the Lane in May 2015, as well as the state of the dingy covering the supposed site of a cess pit. In fact, the dingy is now placed over the actual site of the cess pit prepared by Mr Butcher on his neighbour's land. What the aerial photos do NOT show is a supply of water and electricity to the old caravan, as claimed by Ms Campbell in her signed and witnessed declaration.

Because of the foregoing details, I doubt the veracity/honesty/truthfulness of all six Declarations submitted by Mr Butcher to the Council on 6th January 2016, (After four of the Deeds had been signed on the 1st December 2015, three of the signatories claimed that they wanted to withdraw their

statements. It is quite possible that Mr Butcher added the occupations etc. to the documents after he arrived home). Whatever those person's motives, I would think the fact that, as the declarations were "witnessed" by Mr Butcher, they would not be accepted in a Court of Law, because of his ownership of The Stables.

Mr Lindsay Ewing Briarcroft, Northwood Lane, Hayling Island, PO11 0LR (Objects)

Comment submitted date: Fri 29 Jan 2016

We are writing to object to the above application.

Our house and garden border Croft Lane and we have access to our garage using Croft Lane.

We have lived here since 1974. We bought our house because of its quiet, semi-rural setting. The search prior to our purchase stated that the land at the bottom of Croft Lane was and would remain agricultural land.

We now live along a busy lane where horse owners come several times a day to tend to their animals and go riding. Whereas we can accept the increased number of horses, we object to mobile homes being sited on land designated as agricultural.

We would also like to mention that the Red Line on the Location Plan showing our boundary with Croft Lane is incorrect. It should be a straight line from Northwood Lane with no indentation.

Christiane and Lindsay Ewing

28th January 2016

Mr John Smith Rosemary, Northwood Lane, Hayling Island, PO11 0LR (Objects)

Comment submitted date: Fri 29 Jan 2016

The situation regarding the stables, buildings and caravans in the field at the bottom of Croft Lane has been intolerable for many years.

The stables were erected without planning permission in so far as they have not been used for personnel benefit. There is no doubt they have been used for commercial benefit for most if not all of the time since I made representation, objecting at the time of their construction.

The view from my garden was of the South Downs and was one of the reasons for purchasing our property 43 years ago. The view has gone and for many years we have been infested with rats and have had to suffer the stench from the stables in the summer months

I have not noticed anyone living in the contested mobile home until a new mobile home appeared a few months ago.

The whole site is shoddy, unsightly and I have every sympathy for the residents living so close.

If you allow mobile homes to be residential it will not be long before more illegal enterprises are started on this agricultural land

Mr & Mrs John Smith

28th January 2016

Mrs julie lewis 3, northwood lane, hayling island, po11 0ls (Objects)

Comment submitted date: Fri 29 Jan 2016

I have lived at the above address since 1989 and before this we lived at 1 northwood lane. In all the years I have lived here we have never seen anyone live in the caravan. Until 2015 the caravan was total over grown. This caravan was moved in the summer of last year.

Mr Anthony Stenning Corfe Cottage, Copse Lane, Hayling Island, PO11 0QA (Objects)

Comment submitted date: Thu 28 Jan 2016

Dear Sirs,

With regards to the planning application for the, application for Certificate of Lawfulness relating to existing of 1No 3 bedroom mobile home.

I had the use of the old dairy building on the land next door, belonging to the "The Retreat" to keep my tools etc from about the late 1960 till 2008. There was an old mobile home put on the site, 25-30 years ago, but was never used as a residence, there has never been a cesspit on the site, I often used to go to the dairy building after dark and there has never been any lights on in the mobile home, If there had been anyone living there I would have known, in later years it has been grown over with brambles etc.

In all the years I was there, I got to know the girls who kept their horses in the stables, they used to attend to their horses in the morning and again in the evening, there was never any mention of any person living there.

Yours faithfully

Mr A D Stenning

Mr Stephen Pearce 92, Havant Road, Hayling Island, PO11 0LH (Objects)

Comment submitted date: Thu 28 Jan 2016

My wife and I have lived at this address since 1998, we have not observed any habitation on the said agriculture land situated at the end of Croft Lane.

We do not agree with issuing the certificate of lawfulness and feel the formal placing of a mobile home along with another is detrimental to the neighbourhood and the local surrounding community.

Mrs Mary McCann St Lucia, Northwood Lane, Hayling Island, PO11 0LS (Objects)

Comment submitted date: Thu 28 Jan 2016

Comment Details:

I visited Mr and Mrs Cleave at the Retreat from 2005 until 2010 when Bob Cleave died.

I saw the derelict caravan on the site overgrown by brambles. During my 5 years friendship with Brenda and then Bob I saw no visual evidence of the caravan being used for living purposes at any time.

Croft Lane leads directly on to Northwood Lane and immediately on to the busy Havant Road. The area can be congested and parking difficult at the best of times.

Mary McCann

28th January 2016

Mr Andrew Williams 2 Northwood Lane, Hayling Island, PO11 0LS (Objects)

Comment submitted date: Thu 28 Jan 2016

Comment Details:

My family and I have lived at the above address since 1999 and we back onto the field belonging to Mr Butcher.

My wife works at Stoke Fruit Farm and regularly delivered to Bob and Brenda Cleave, The Retreat, Croft Lane. She had many conversations about the field that backs onto our house and she asked if anyone

had ever lived there to which they said NO.

We have a dog which often used to run off, on many occasions I have had to go looking for her over the field at the bottom of our garden. I recall there was a caravan there but it was covered in brambles, looked derelict and falling to pieces.

Only in the last few months have I seen a mobile home which you can see from the end of Northwood Lane, although not in the same position as the derelict one.

I am also concerned about the traffic at the end of the road in and out.

Andrew Williams

28th January 2016

Mrs Sarah Reith-Van Beers Paddock View, Northwood Lane, Hayling Island, PO11 0LS (Objects)

Comment submitted date: Thu 28 Jan 2016

Comment Details:

I have lived here since May 2015. The main reason I bought this property was because of the 'rare' rural location -looking on to horse fields.

I certainly do not want caravans behind our family home. I have noticed recently that the fields behind flood so this would be a concern placing more caravans on the site.

In addition the volume of traffic has increased on Northwood Lane and parking issues have risen

Mrs Sarah Reith - Van Beers

28th January 2016

Mrs Elizabeth Foster 24 Castlemans Lane,, Hayling Island,, PO11 0PZ (Objects)

Comment submitted date: Wed 27 Jan 2016

APP/15/01372

To whom it may concern,

I kept my horse at the fields and stables in Croft Lane for five years, continuously, from

May 2010 until May 2015.

During that time no one lived there or, in the caravan.

I would have seen if anyone was living in the caravan because of the times I had to keep to in order to tend to my horse and drive my son to school in Petersfield by 8.45am. I would arrive in the mornings from about 6.00am and leave by 7.00am and return in the evenings anywhere between 6.00pm to 11.00pm. I did not work on Fridays and would usually have been there most of the day on and off as well as at different times during the week and over weekends.

Access to the caravan was limited by two containers in front of it, big bramble bushes, weeds, several tons of hardcore and various bits of machinery. It was in such a poor condition, in fact the door was open for several months, it was definitely not habitable.

In April 2014 I had a conversation with Mr Butcher inside the caravan while he was demolishing bits of the interior and he suggested that I needed to be careful of the floor because it was unsafe. Once he had finished he towed the remains to one of the back fields and set fire to it.

I have a number of photographs of the caravan should you wish to see them.

Elizabeth Foster

Mr Colin Iggleden White Croft, Northwood Lane, Hayling Island, PO11 0LR (Objects)

Comment submitted date: Tue 26 Jan 2016

I wish to make some comments in relation to the application APP/15/01372, Certificate of Lawfulness, Croft Lane, Hayling Island.

My wife, family and I moved into our property in November of 2003 and use Croft Lane as access to our driveway and garage. At the north end of Croft Lane there were two shipping containers behind which was a mobile caravan, which was in a dilapidated and, in my opinion, uninhabitable state. These three structures were overgrown with brambles, trees and bushes. In these last 13 yrs I have never seen any person living in that mobile home.

In the last 12 months, the two containers and the mobile home have been moved onto adjacent land. The north end of the lane was cleared of all the overgrown vegetation and a replacement mobile home positioned in the lane. The siting of this new home is approximately 20 meters to the south of the original and now occupies the lane roughly where the two containers were. The replacement mobile has only been occupied for about 6 months.

The block plan and location plan associated with this application do indicate where the original mobile was located, but mis-represents where the current, replacement mobile is actually situated. The current location of the replacement mobile is about 20 meters south of its indicated position.

I understand that there is an application for a second mobile home, APP/16/00027, described as being at right angles to the replacement mobile and on land adjacent to Croft Lane. The block and location plans for this application also mis-represent where the second mobile is to be placed for the same reasons given above, the current replacement mobile home is not situated where it is claimed to be, therefore, the second application is also mis-leading.

Yours

Mr Peter milburn 128 Duke Road, London, W4 2DF (Objects)

Comment submitted date: Sun 24 Jan 2016

To give you the background as to why I am objecting to the proposed site of a new mobile home on Croft Lane on the land of Mr Butcher.

I am now the owner of Plot 1 behind the retreat on Croft Lane next to Gavin Hunter's plot. I initially made an offer for the land more than 2 years ago in November 2013. I was not able to complete on the plot of land until 6 months ago. The delay was mainly caused by Mr Butcher taking his time to agree to give us (Gavin Hunter and myself) access to the land for which Mr Butcher was paid by the seller.

When I made the offer there were two containers visible at the end of Croft Lane on the land next door to plot 2. If there was a mobile home it was not visible at the time as that part of the lane was completely overgrown so it would have been extremely unlikely that anyone could have been using the mobile home, as they could not have got to it. After we made the offer we visited the land on a number of occasions and it was clear that nobody was living in the previous mobile home/caravan (probably since it was uninhabitable).

In between the offer and completion date Mr Butcher moved the fence on the paddock on plot 2 by some considerable amount. He also moved the shipping container and then it was clear that there was a mobile home further down the lane. Subsequently he moved the dilapidated mobile home closer to the end of the lane.

The mobile home blocks our access to the plot, particularly when cars are parked there too which is much of the time.

The other thing which concerns me is that the mobile home is connected to a cesspit in Plot 2. This is very close to my land and I am concerned about the health risks arising from this. I not sure why this is allowed as I would not be allowed to do this when I build my property on plot 1.

The block plan submitted by the applicant seems to not be accurate as on this the cesspit is contained on his land and not Mr Gavin Hunter's.

The boundary line on the block plan is not correct as it should be going around the edge of the paddock and not straight along the lane as it is shown. This is also incorrect on the location plan. The position of the mobile homes on both the block plan and location plan are inaccurate and are much closer to the boundary and the access/entrance to plot 1 and 2.

I know that this is a private lane on agricultural land but it seems strange that the mobile home is allowed to block the lane and make access difficult for the surrounding residential properties, particularly with the number of cars parked.

Where the mobile home is currently situated it also means that MR Hunter is not able to maintain his hedge which ultimately will affect the entrance to my property too.

Mrs Janet Duncan 26 Burwood Grove, Hayling Island, PO11 9DS (Objects)

Comment submitted date: Sat 23 Jan 2016

Site Address: Stables and Land Croft Lane Hayling Island

Proposal: Application for certificate of lawfulness relating to existing siting of 1 no. 3 bed mobile home

Your Ref: APP/15/01372

Mr B Flynn

In support of Mr Coopers objection to the above application.

Mr Cooper bought The Retreat Croft Lane in 2013 from the estate of the late Mr Cleeve and the RNLI. Mr Cooper has asked if family members of the late Mr and Mrs Cleeve would provide some history relating to an occupied caravan in Croft Lane.

The late Mr and Mrs Cleeve were my Uncle and Aunt who lived at The Retreat Croft Lane all of their married life. Following their deaths, The Retreat was sold in 2013 to Mr Cooper and the land to the north of The Retreat was then divided into two plots which were sold in May and June 2015 by the RNLI and the beneficiaries of the late Mr Cleeve.

In 1987 a parcel of land to the East of Croft Lane, and Croft Lane were purchased by Mr and Mrs Butcher, allowing access rights to existing properties in Croft Lane.

Mr Butcher had placed a storage container in Croft Lane at the north end and beyond the storage container Mr Butcher stored an old caravan or such like mobile van in Croft Lane, which for the majority of the time they were covered by overgrown hedgerow and brambles. To the best of my knowledge nobody had ever lived in any caravan or such like mobile van in Croft Lane.

In the spring of 2015 the overgrown hedgerow and brambles around the storage container and derelict

caravan were cleared and the caravan and storage container were moved from Croft Lane into Mr Butcher's adjacent field near the stables. In May 2015 further hedgerow and brambles were cleared along the boundary between Mr Butcher's field and the land being sold by the RNLI and the beneficiaries of the late Mr Cleeve. As the clearing of the hedgerow may have resulted in a boundary dispute, we were advised to take photographs of the area. Whilst doing this in May 2015 I did not see any evidence of a cesspit in or around the north end of Croft Lane, although there was an old broken dingy on the ground, which looked as if it had been buried by overgrown hedgerow for quite a few years.

Although Mr Butcher has produced historic evidence of electricity and water supply to the stables, at the time of checking the above mentioned boundary, I could see no evidence of water or electricity supply near the area in Croft Lane where the derelict caravan and storage container previously stood.

In July 2015 another caravan had been sited in Croft Lane at the north end and that it was occupied.

Janet Duncan

20 January 2016

Mr James Wilson Marley Cottage, 112 Havant Road, Hayling Island, PO11 0LJ (Objects)

Comment submitted date: Mon 18 Jan 2016

We have resided at 112 Havant Road, Hayling Island for 30 years. Our property backs on to the green land, fields and stables at the end of Croft Lane.

Over many years we had a good relationship with Mr. & Mrs. R. Cleeve who resided at The Retreat, Croft Lane. Unfortunately Mrs Brenda Cleeve passed away in 2006 and Mr. Cleeve lived there on his own with family and friends around.

Sadly Mr. Cleeve passed away in April 2010. We understood that his home and the relevant land were left to The RNLI and other beneficiaries, who decided to sell the land for development!

The bungalow was purchased and has been extensively modernised to a high standard and remains in keeping with the area.

It was understood that a Mr. Butcher owned Croft Lane and access was very much restricted over many years, with a stipulation that no cars were to be parked on the lane.

On the whole it was only ever used by the stables and visitors to The Retreat. No other cars or buildings were at the end of the lane with the exception of a derelict and deteriorating caravan which was falling apart and disappearing into the weeds, and had clearly not been used for many years. We were regular visitors to Mr Cleeve until his death in 2010 and there is absolutely no doubt that no-one was living in it.

Since approximately May 2015 things have changed considerably with the removal of the derelict caravan, a very large mobile home, caravans, trailers and vans have arrived. Also the mobile home is now being resided in with diggers flattening hedges, building ditches, vans and lorries up and down the lane with no provision for turning to exit the lane. Chickens are wandering freely and I am sure will be in our garden shortly. The area is now resembling a "travellers" site which is certainly not in keeping with this pleasant, green and tranquil area. We cannot believe that this is right or legal.

Yours sincerely,

Mr. & Mrs J. Wilson

Ms Lorraine Goodall The Retreat, Croft Lane, Hayling Island, PO11 0LT (Objects)

Comment submitted date: Tue 12 Jan 2016

In Sept 2012 we viewed The Retreat in Croft Lane. It was in a ideal location, quiet, with views overlooking horses. Although we had to wait eleven months for the sale to go through, we regularly visited. We often sat in the garden and walked around the land which, at that time was all open to The Retreat. We did notice a caravan from the adjacent land of The Retreat which was located behind the two shipping containers and sitting right at the end of the Croft Lane. We walked through the side of the

shipping containers which was all overgrown, to have a closer look at the caravan. The caravan was very overgrown with brambles, shrubbery and falling to bits, a sure sign that no one was living in it.

We got the keys in August 2013 and started renovating the property, we worked here for five months every day from early morning and till late evening. In that time we saw no one living in the caravan. We moved in The Retreat in Dec 2013 and carried on working in the property for a further seven months. We have spent a lot of time, money and pure hard work to get to the standard its in now.

Whilst living here we have never seen anyone ever live in the caravan. I have on occasions been into the fields to put horses back in their paddocks (if they managed to get into a part of the area they should not have been, obviously texting the girls who owned them and them asking me to do that for them). Again noticing that the caravan was empty, overgrown and falling to bits.

In March 2015 or possibly earlier Mr Butcher brought a mobile home to Croft lane (Red Roof cover as roof is damaged) and placed it in view in the field.

In April 2015 Mr Butcher came up to the field mainly between the hours of 7 pm through to 11pm and starting pulling the shipping containers out using his tractor which were located at the end of Croft Lane. He moved them into the fields East side of the Stables. He then pulled the dilapidated caravan out. He then continued to clear and dig out the area with the tractor in which the caravan and shipping containers used to sit.

In May 2015 he brought another static caravan and placed the caravan approximately 15 to 20 meters forward of the original caravan, now being in sight of our view and in sight as you drive north into Croft Lane. In May 2015 residents moved in the caravan that was newly sited in Croft Lane. Karen and Les spoke to myself and my partner Malcolm and said they would only be living in the new static caravan placed in its new position in Croft Lane for three months. They were waiting to move back into their house on Hayling island. In August 2015 a post box was erected in front of the newly positioned caravan.

Now its January 2016 they are still living in the caravan and now a planning application has been put forward by Mr Butcher.

I would like to add that Karen and Les are lovely people it has spoilt our views especially driving into our property. Our outlook view has been invaded also we varies items placed in the field. I thought this was agricultural land not a mixture of caravans and other containers etc. In the of summer of 2015 we have noticed smells and a lot more flies. We have had cars parked outside our property making it awkward to get in and out also using our drive as a turning point. I have concerns that this will devalue ours and all of the properties in Croft Lane.

I hope with the greatest regards that the truth prevails.

I will be emailing this also along with photographs.

From: Richard Sharp
Sent: 11 Jan 2016 12:51:48 -0800
To: Planning and Development Shared Mailbox
Cc: Havant Auto-Reply
Subject: Your ref. APP/15/01372

Dear Sir/ madam, ref caravan, at Croft Lane, Hayling Island, Mr Bob and Mrs Brenda Cleeve who occupied The Retreat, untill approximately 2010 were friends of my parent,s and in fact my God parent,s , so over the years i was a regular visitor, in recent years i was aware of a small caravan which appeared to be used as a store ! But i did not ever see any evidence of any one living in it !. In fact it became almost covered in Brambles , and was at some point recently it was removed and replaced by a larger Mobile home.

Richard Sharp, 27 Havant Road, Hayling Island. PO11 0PT

Michelle Houghton

From: Gavin [REDACTED]
Sent: 22 January 2016 09:20
To: Representations
Cc: Penny Ware
Subject: FW: photos APP/15/01372 OBJECTION
Attachments: croft lane 7.jpg; croft lane 3.jpg; croft lane 4.jpg; croft lane 5.jpg; croft lane 6.jpg; croft lane 15.jpg; croft lane 14.jpg; croft lane 8.jpg; croft lane 9.jpg; croft lane 10.jpg; croft lane 11.jpg; croft lane 12.jpg; croft lane 13.jpg; croft lane 14.jpg; croft lane 2005.jpg; croft lane 2001 number 2.jpg; croft lane 2007 number 2.jpg

Reference APP/15/01372; 22/01/2016

Dear Planning Department,

Please find attached photographs of the cabins/containers over the last 10 years showing no residential activity at this site and in the more recent pictures the overgrown/disused cabins are clearly shown.

As owner of the land to the east joining Mr. Butchers land I would also like to make the Council aware that the cabins are placed on my right of way to the end of croft lane and Mr. Butchers boundary lines on his site plan application are incorrect and I am currently in advanced stages in preparing to prosecute Mr. Butcher under various civil matters to do with the cabins/containers, mobile home on my access to the end croft lane and boundary encroachment.

Also I am aware that the planning department has IT problems and I along with the other residents are very concerned that our objections are not being registered. Please acknowledge my read receipt so I know you have received this email.

I will forward a copy of part of my deeds to support my claims and please register me as an objection to the application.

Regards,

Gavin Hunter
SGS Equipment
Unit 7 Bridge Industries
Broadcut,
Fareham,
Hants.
PO16 8SX.

Reference APP/15/01372 ; OBJECTION ; 28/1/16

Dear Planning department,

With reference to Mr Butchers planning application and the statement from Kelly Ann Campbell claiming she lived in a caravan at Croft Lane.

I would like to bring the attached information to the planning departments attention to support my objection as a detailed electoral roll report has been carried out on Kelly and her past address's and she is not registered at 14 Gorse Close but has been registered at 131 Locks Road since 2006 and she has never been registered to a caravan at Croft Lane Hayling Island as she and Mr Butcher claim.

Please also find attached part of my deeds for the land I own next door to Mr Butchers land known as Plot 1 Croft Lane that states my right of way to the end of Croft lane that is blocked by Mr Butchers mobile home and the terms and type use of the land sold to Mr Butcher in the conveyance.

I would be happy to supply further information if required. Please acknowledge my read receipt attached to this email.

Regards,

Gavin Hunter.

Unit 7, Bridge Industries, Broadcut. Fareham. Hampshire. PO16 8SX.

REF APP/15/01372 OBECTION 29.1.16

Dear planning department,

I object to the above planning application as I do not believe the containers and caravan were ever sited on Mr Butcher's curtilage as he was in breach of his conveyance of 1987 by positioning the caravan/containers on the right of way written into the deeds of the land now owned by me. I have regularly been visiting Croft Lane over the last two and a half years and can confirm nobody has ever lived in a cabin , caravan or container at the end of Croft Lane until June/July 2015.

Please find attached photograph's of the end of Croft Lane taken by surveyors in 2011 clearly showing the overgrown cabins on the Lane. The other attached photograph's were taken a few days ago showing the changes the residents have endured and the encroachment of the yard area that has developed over the last 10 months.

Please also find attached a copy of part of my deeds to show Mr Butcher's breach of curtilage and deeds.

I trust along with the other residents that we have supplied enough evidence to bring this application to a swift conclusion in our favour as this has been causing a great amount of stress and worry over many months and we all live in fear over Mr Butcher's next plans to bring misery upon the residents of Croft Lane. We are all willing to supply further information if required.

Best regards,

Gavin Hunter.

Unit 7, Bridge Industries, Broadcut. Fareham. Hampshire. PO16 8SX











96 Havant Road, Hayling Island, Hampshire PO11 0LJ

26th January, 2016

Havant Council Planning Dept
Civic Offices
Havant
PO9 2AX

Attn: Brendan Flynn

Re: APP/15/01372
Stables & Land, Croft Lane, Hayling Island PO11 0LT
Application for Certificate of Lawfulness relating to existing siting of 1 No.3 bed mobile home and its use for habitable accommodation associated with the use of land

Dear Sir,

I have lived in my house since October 1996 and have a legal right of way over Croft Lane to reach my garage which faces the bungalow 'Merriville'

I have studied in detail all 41 documents (as of today's date) associated with this application.

I am incredulous to read the Declaration by a Kelly Ann Campbell in which she states that she is a "past tenant of no.1 mobile home for 12 years until May 2015."

I have a clear view over the stables and land at Croft Lane from the rear of my house. Despite the fact that at the top of Croft Lane there used to be a very old, dilapidated caravan screened by vegetation and, later by two containers, there have never been any signs of anyone in residence there. For example, I never saw light spill from the old caravan in the evenings. The whole place was pitch black at nights. I am not aware of any pump-out lorries having emptied the cesspit, which one might expect if a long term resident was on site.

The first habitation in a mobile home at the top of Croft Lane began in early summer 2015. It followed large scale clearance of vegetation, relocation of the containers and placement of a different mobile home where the containers had been. A Mr and Mrs Smith moved in shortly after this, since when there has been plenty, and increasing, visible evidence of people living on the site - a washing line, postbox, chickens, two resident cars and all the usual daily comings and goings.

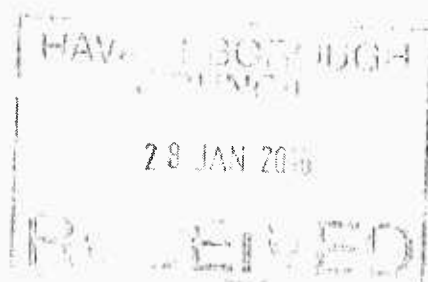
For these reasons I do not agree with the ticked statement on the Application Form, in the section entitled 'Grounds for Application for a Lawful Development Certificate' that states 'Use of a single dwelling house began more than four years before the date of this application'.

The Block Plan for this Application also shows a second mobile home located at right angles to the one currently inhabited by Mr and Mrs Smith. It is labelled as 'subject to separate planning application'. Whilst a second mobile home has already been placed on the site, it is not in the location shown on the drawing.

For these reasons I have no confidence in the contents of the Planning Application and therefore object.

Yours faithfully,


Anne Barletta



Anne Barletta